

IN THE COURT OF COMMON PLEAS OF CARBON COUNTY

# SHERIFF'S SALE

OF VALUABLE REAL ESTATE

Friday, June 9th, 2017 at 11:00 A.M.

By virtue of a Writ of Execution No. 16-1632, issued by Wells Fargo Bank, N.A., out of the Court of Common Pleas of Carbon County, Pennsylvania, upon Judgment entered therein to No. 16-1632, there will be exposed to public sale and outcry on Friday, June 9th, 2017 at 11:00 E.S.T., in the Sheriff's Office, Court House Building, Jim Thorpe, Pennsylvania, the following described real estate, to wit:

All that certain lot situate in Franklin Township, Carbon County, Commonwealth of Pennsylvania, being Lot No. 14, Section 2, as recorded in Map Book 1, page 175, in the Recorder of Deeds Office for Carbon County, bounded and described as follows:

Beginning at a point in the Easterly line of Pine Cove Court, said point marking the Southwest corner of Lot No. 15 and the Northwest corner of Lot No. 14 herein conveyed; thence in and along the Easterly line of Pine Cove Court South forty degrees forty two minutes East (S 40° 42'E) one hundred (100) feet to a point, said point marking the Northwest corner of Lot No. 13; thence in and along the Northerly line of Lot No. 13 North forty nine degrees eighteen minutes East (N 49° 18' E) three hundred (300) feet to a point, said point marking the Northwest corner of Lot No. 13; thence in and along reserved ground North forty degrees forty two minutes West (N 40° 42' W) one hundred (100) feet to a point, said point marking the Southwest corner of Lot No. 15; thence in and along the Southerly line of Lot No. 15 South forty nine degrees eighteen minutes West (S 49° 18' W) three hundred (300) feet to a point the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Harry R. Garner and Dorothy E. Garner, his wife, by Deed from Harold M. Hamm and Eva E. Hamm, Dated 05/14/1973, Recorded 05/14/1973, in Book 338, Page 29.

HARRY R. GARNER was a co-record owner of the mortgaged premises as a tenant by the entirety. By virtue of HARRY R. GARNER's death on or about 08/16/1980, her ownership interest was automatically vested in the surviving tenant by the entirety.

Mortgagor DOROTHY E. GARNER A/KIA DOROTHY GARNER A/K/A DOROTHEA EVELYN GARNER died on 05/14/2016, and upon information and belief, her heirs or devisees, and personal representative, are unknown.

Tax Parcel: 40A-12-B14

Premises Being: 301 Pine Cove Court, Lehighton, PA 18235-9101

Seized and taken into execution as the property of Dorothea Garner, Deceased, Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Dorothy E. Garner a/k/a Dorothy Garner a/k/a Dorothea Evelyn Garner, Deceased at the suit of Wells Fargo Bank, N.A.

The Sheriff shall not be liable for loss or damage to the premises sold resulting from any cause whatsoever and makes no representation or warranty regarding the condition of the premises. Notice is hereby given and directed to all parties in interest and claimants that a Schedule of Distribution will be filed by the Sheriff on Monday, June 19, 2017, and that distribution will be made in accordance with that Schedule unless exceptions are filed thereto within ten (10) days thereafter.

**Seized and taken into execution as the property of Dorothea Garner, Deceased, Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Dorothy E. Garner a/k/a Dorothy Garner a/k/a Dorothea Evelyn Garner, Deceased**

Phelan Hallinan Diamond & Jones, LLP  
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**ANTHONY C. HARVILLA, SHERIFF**  
**CARBON COUNTY**