

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. 17-0036, issued by Wells Fargo Bank, NA, out of the Court of Common Pleas of Carbon County, Pennsylvania, upon Judgment entered therein to No. 17-0036, 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:

Parcel No. 1: ALL THAT CERTAIN lot or piece of ground situated in the Borough of Beaver Meadows, Carbon County, Pennsylvania, being the Northerly half (1/2) of Lot No. 103 on the plot or map of the Old Beaver Railroad and Coal Company, and further bounded and described as follows, to wit:

BEGINNING at a point in the Northeast corner of Lot No. 103, being also the Southwest corner of the intersection of Berwick Street and another road or street;

THENCE (1) Westwardly along the Northerly line of said Lot No. 103, being also the Southerly line of said other road or street, and at right angles from Berwick Street, Westwardly a distance of one hundred and twenty (120 feet) feet to a point in the Northwest corner of said Lot No. 103, being also the Southeast corner of an alley and said other road or street;

THENCE (2) Southwardly along the Easterly line of said alley and parallel with Berwick Street for a distance of twenty (20 feet) feet to a point;

THENCE (3) Eastwardly along a line parallel with said other road or street, and at right angles from said alley, for a distance of one hundred and twenty (120 feet) feet to a point in the Westerly line of Berwick Street;

THENCE (4) Northwardly along the Westerly line of Berwick Street for a distance of twenty (20 feet) feet to a point, the point and place of BEGINNING.

Parcel No. 2: ALL THAT CERTAIN lot or piece of ground situated in the Borough of Beaver Meadows, Carbon County, Pennsylvania, being the Southern half of lot numbered 103 on plot or map of the Old Beaver Meadow Railroad and Coal Company bounded and described as follows:

Having frontage or breadth on Berwick Street in said Borough of twenty (20) feet and extending of that width or breadth Westwardly between parallel lines at right angles to said Berwick Street a distance of one hundred twenty (120) feet to a twenty (20) foot wide alley.

BOUNDED Northwardly by Premises No. 34 Berwick Street, Eastwardly by Berwick Street, Southwardly by Premises No. 30 Berwick Street and Westwardly by alley.

THIS document may not/does not sell, convey, transfer, include, or insure the title to the coal and right of support underneath the surface land described or referred to herein, and the owner or owners of such coal (may) have the complete legal right to remove such coal, and, in that connection, damage may result to the surface of the land, and any house, building or other structure on or in such land. The inclusion of this notice does not enlarge, restrict or modify any legal rights or estates otherwise created, transferred, excepted or reserved by this instrument. (This is set forth in the manner provided in Section 1 of the Act of July 17, 1957, P.L. 984, as amended, and is not intended as notice of unrecorded instruments, if any.)

TITLE TO SAID PREMISES IS VESTED IN David A. Walker, by Deed from Fannie Mae a/k/a Federal National Mortgage Association organized and existing under the laws of the United States of America, by their Attorney in Fact McCabe, Weisberg & Conway, PC, Dated 08/13/2010, Recorded 09/01/2010, in Book 1858, Page 494.

Tax Parcel: 125A-5-C17, 125A-5-C16

Premises Being: 32-34 Berwick Street, a/k/a 34 Berwick Street, Beaver Meadows, PA 18216

Seized and taken into execution as the property of David A. Walker at the suit of Wells Fargo Bank, NA

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 David A. Walker

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ANTHONY C. HARVILLA, SHERIFF
CARBON COUNTY