

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. 16-2358, issued by WILMINGTON SAVINGS FUND SOCIETY, FSB, DOING BUSINESS AS CHRISTIANA TRUST, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR BCAT 2014-4TT, out of the Court of Common Pleas of Carbon County, Pennsylvania, upon Judgment entered therein to No. 16-2358, 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 message situate in Lower Towamensing Township, County of Carbon and Commonwealth of Pennsylvania, and along the Southerly side of Legislative Route #13013 leading Eastwardly etc., from Aquashicola to Little Gap, bounded and described as follows, to wit:

BEGINNING at a point in the center line of the eighteen (18') feet wide concrete portion of said Legislative Route #13013 and marking the Northeast corner of a twenty-three (23') feet wide strip of land heretofore conveyed by the said Grantors hereof to Constance L. Smith by their Indenture as of record, thence from said beginning point and in and along said highway center line, North eighty-eight (88) degrees twenty-four (24) minutes East, one hundred twenty-seven (127') feet to a point in same; thence by land of the said Grantors hereof and of which said land the herein described was formerly part as hereinafter recited, South one (01) degrees thirty-six (36) minutes East, two hundred twenty-five and forty-six hundredths (225.46') feet to a point marked by a pipe in the Northerly line of the right-of-way now or formerly of the Chestnut Ridge Railway Company, which said Northerly line is parallel to and distant seventeen and five-tenths (17.5') feet Northwardly from the center line of said right-of-way; thence in and along Northerly line, South eighty-eight (88) degrees forty-five (45) minutes West, one hundred twenty-seven (127') feet to a point marked by a pipe in same and being the Southeast corner of said land now or late of Constance L. Smith hereinabove referred to; thence by same land which presently is owned by Robert C. Eckhart, North one (01) degree thirty- six (36) minutes West two hundred twenty-four and seventy-three hundredths (224.73') feet to the point of beginning as surveyed by M.E. Boyer, P.E. 1455.

EXCEPTING and reserving therefrom and thereout the portion of right-of-way of the said Legislative Route #13013 presently passing over the Northerly part of the hereinabove described land.

BEING PARCEL ID NO. 18-32-A16

BEING the same premises which Donald L. Smith and Irene R. Smith, husband and wife, by deed dated April 15, 1998 and recorded on April 17, 1998 in the Recorder of Deeds Office in and for Carbon County, Pennsylvania, in Deed Book 0752 Page 090 and instrument number 9804067, granted and conveyed unto David L. Huber and Sherry L. Huber, husband and wife

Seized and taken into execution as the property of DAVID L. HUBER, SHERRY L. HUBER at the suit of WILMINGTON SAVINGS FUND SOCIETY, FSB, DOING BUSINESS AS CHRISTIANA TRUST, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR BCAT 2014-4TT

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 L. HUBER, SHERRY L. HUBER

STEPHEN M. HLADIK, ESQ.
Hladik, Onorato and Federman, LLP
298 Wissahickon Avenue
North Wales, PA 19545

ANTHONY C. HARVILLA, SHERIFF
CARBON COUNTY