

IN THE COURT OF COMMON PLEAS OF CARBON COUNTY

SHERIFF'S SALE

OF VALUABLE REAL ESTATE

Friday, July 14th, 2017 at 11:00 A.M.

By virtue of a Writ of Execution No. 17-0430, issued by Nationstar Mortgage LLC, out of the Court of Common Pleas of Carbon County, Pennsylvania, upon Judgment entered therein to No. 17-0430, there will be exposed to public sale and outcry on Friday, July 14th, 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 THE SURFACE OF ALL THAT CERTAIN piece or lot of land situate on the South side of Fell Street in the Borough of Summit Hill, County of Carbon and State of Pennsylvania, numbered One Hundred Twenty -four (124) on the plan of town lots of the Lehigh Coal and Navigation Company, containing in front or breadth on said Fell Street Thirty (30) feet and extending of that width southwardly between parallel lines at right angles to fell Street One hundred twenty-five (125) feet to a twenty (20) feet wide alley.

BOUNDED Northwardly by Fell Street, Eastwardly by lot numbered one hundred twenty-six (126), Southwardly by said alley and Westwardly by lot numbered one Hundred twenty-two (122).

UNDER AND SUBJECT to any exceptions, reservations, terms, conditions, rights of way, licenses, restrictions, mutual covenants or miscellaneous agreements contained in any Deed or Deeds in line of title or as contained in any miscellaneous agreements in the Carbon County Courthouse, at Jim Thorpe, Pennsylvania.

Title to said premises is vested in John M. Petruska by deed from JKL Realty, LLC, A Pennsylvania Limited Liability Company dated May 15, 2008 and recorded May 16, 2008 in Deed Book 1689, Page 931 Instrument Number 200805459.

TAX I.D. #: 115A-54-A25

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING

Seized and taken into execution as the property of John M. Petruska at the suit of Nationstar Mortgage LLC

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, July 24, 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 John M. Petruska

TERRENCE J. MCCABE, ESQ.
McCabe, Weisberg and Conway
123 S. Broad St., Suite 2080
Philadelphia, PA 19109

ANTHONY C. HARVILLA, SHERIFF
CARBON COUNTY