

IN THE COURT OF COMMON PLEAS OF CARBON COUNTY

SHERIFF'S SALE

OF VALUABLE REAL ESTATE

Friday, August 11th, 2017 at 11:00 A.M.

By virtue of a Writ of Execution No. 17-0256, issued by Wells Fargo Bank, N.A. S/b/m to Wachovia Bank, National Association, out of the Court of Common Pleas of Carbon County, Pennsylvania, upon Judgment entered therein to No. 17-0256, there will be exposed to public sale and outcry on Friday, August 11th, 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 THOSE CERTAIN lots or pieces of land situate in Franklin Township, County of Carbon and State of Pennsylvania, bounded and described as follows, to wit:

PARCEL NO. 1:

BEGINNING at a post; thence along a public road (formerly known as the road leading from the Lehigh Company's Boat Yard to Charles Buck), South fifty degrees West fifty feet to a post; thence by land late of Nathan Bloss or Lot No. 7, North thirty-seven and one-quarter degrees West one hundred feet to a post; thence by a public road leading from the before mentioned road to the same, North fifty degrees East fifty feet to a post; thence by land late of J.K. Rickert or Lot No. 9, South thirty-seven degrees and a quarter East one hundred feet to the place of Beginning.

CONTAINING five thousand square feet. ALSO

PARCEL NO. 2:

BEGINNING at the Southwest corner of late Herbert Weiss property; thence along the North side of the public road leading from North Weissport to Weissport, South fifty degrees West (S 50 degrees W) eight feet (8 feet) to a stake; thence along other property of which this is a part North thirty-seven t.ltg lets fifteen minutes West (N 37 degrees 15 minutes W) one hundred feet (100 feet) to the South side of the public street; thence along said South side of public street North fifty degrees East (N 50 degrees E) eight feet (8 feet) to a stake; thence by property of late Herbert Weiss South thirty-seven degrees fifteen minutes East (S 37 degrees 15 minutes E) one hundred feet (100 feet) to the place of Beginning.

CONTAINING seven hundred ninety square feet (790 sq. ft.).

TITLE TO SAID PREMISES IS VESTED IN NANCY C. RHYDER, by Deed from NANCY C. RHYDER, INDIVIDUALLY AND AS EXECUTOR OF THE ESTATE OF JOSEPHINE A. RHYDER AKA JOSEPHINE RHYDER, DECEASED, Dated 07/12/2013, Recorded 07/22/2013, in Book 2058, Page 681.

Tax Parcel: 70D-11-105

Premises Being: 82 East 2nd Street A/K/A 82 East Second Street, Lehigh, PA 18235-8920

Seized and taken into execution as the property of Nancy C. Rhyder, Individually and in Her Capacity as Executrix of The Estate of Josephine A. Rhyder a/k/a Josephine Rhyder at the suit of Wells Fargo Bank, N.A. S/b/m to Wachovia Bank, National Association

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, August 21, 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 Nancy C. Rhyder, Individually and in Her Capacity as Executrix of The Estate of Josephine A. Rhyder a/k/a Josephine Rhyder

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**ANTHONY C. HARVILLA, SHERIFF
CARBON COUNTY**