

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. 17-0279, issued by CITIMORTGAGE, INC., out of the Court of Common Pleas of Carbon County, Pennsylvania, upon Judgment entered therein to No. 17-0279, 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 THAT CERTAIN lot, or piece of land situate in Penn Forest Township, Carbon County, Pennsylvania, known and described as Lot No. 178 In Section I Towamensing Trails, on a Subdivision Plan recorded in the Recorder of Deeds Office in and for Carbon County, Pennsylvania on February 16, 1971 in Map Book Volume 1, Page 162.

EXCEPTING AND RESERVING unto Granter, its successors and assigns, forever, an easement measuring ten (10) feet in width across the entire front width and along both side lengths of the lots described above, said easements to be for the installation, maintenance, repair, replacement and removal of utilities and drainage facilities, provided; however, that the reservation of the ten (10) feet wide easement along any side length shall not apply if the owner of the lots hereby conveyed shall also be the owner of the other lots adjoining said side length and shall build his dwelling house across the common side lot time or length.

UNDER AND SUBJECT to the Protective Covenants, Exceptions and Reservations recorded in the Recorder of Deeds Office in and for Carbon County, Pennsylvania in Miscellaneous Book Volume 43, Pages 169 and 325.

The improvements thereon being known as 66 Thomas Lane, Penn Forest, Pennsylvania - 18210.

BEING KNOWN AS: 178 THOMAS LANE, ALBRIGHTSVILLE, PA 18210

BEING THE SAME PREMISES which Genevieve Castellano, widow, by Deed dated September 15, 2004 and recorded September 16, 2004 in the Office of the Recorder of Deeds in and for Carbon County in Deed Book 1264, Page 254, granted and conveyed unto CHERYL O'ROURKE, married woman.

PARCEL NO.: 22A-51-A178

Seized and taken into execution as the property of DENNIS T. O'ROURKE, CHERYL O'ROURKE at the suit of CITIMORTGAGE, INC.

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 DENNIS T. O'ROURKE, CHERYL O'ROURKE**

**Powers, Kirn & Associates, LLC  
Powers, Kirn & Associates, LLC.  
Eight Neshaminy Interplex  
Trevose, PA 19053**

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