

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. 17-0599, issued by Wells Fargo Bank, N.A., out of the Court of Common Pleas of Carbon County, Pennsylvania, upon Judgment entered therein to No. 17-0599, 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 Split Rock in the Poconos, at Lake Harmony, township of Kidder, county of Carbon and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin on the northerly line of Split Rock road, said pin being north forty--three (43) degrees twelve (12) minutes forty (40) seconds west, thirty-five and thirty-six one- hundredths (35.36) feet from a dock spike in and marking the intersection of the centerline of Big Boulder road and Split Rock road;

THENCE (1) along the said northerly line of Split Rock road, north eighty-eight (88) degrees twelve (12) minutes forty (40) seconds west, a distance of one hundred (100) feet to an iron pin;

THENCE (2) along land now or formerly of Girod D. Wanamaker, et ux, north one (01) degree forty-seven (47) minutes twenty (20) seconds east, a distance of one hundred fifty (150) feet to an iron pin;

THENCE (3) along land of Split Rock Lodge, Inc., south eighty-eight (88) degrees twelve (12) minutes forty (40) seconds east, a distance of one hundred (100) feet to an iron pin;

THENCE (4) along land of Morgan Henry Ginder, south one (01) degree forty-seven (47) minutes twenty (20) seconds west, a distance of one hundred fifty (150) feet to an iron pin, the place of beginning.

CONTAINING 0.344 of an acre of land.

TITLE TO SAID PREMISES IS VESTED IN JAMES F. MCDERMOTT AND DOROTHY C. MCDERMOTT, HIS WIFE, by Deed from PEGGY A. CRISP, NBM PEGGY A. MELCHIOR AND JOHN H. MELCHIOR, HER HUSBAND, Dated 05/25/1999, Recorded 05/26/1999, in Book 825, Page 937.

DOROTHY C. MCDERMOTT A/K/A DOROTHY WILLIAMS MCDERMOTT was a co-record owner of the mortgaged premises as a tenant by the entirety. By virtue of DOROTHY C. MCDERMOTT A/K/A DOROTHY WILLIAMS MCDERMOTT's death on or about 04/23/2003, her ownership interest was automatically vested in the surviving tenant by the entirety.

Mortgagor JAMES F. MCDERMOTT A/K/A JAMES MCDERMOTT died on 06/10/2014, leaving a Last Will and Testament dated 02/14/2005. Letters Testamentary were granted to SHARON WILLIAMS on 07/03/2014 in PHILADELPHIA COUNTY, No. W2735-2014. The Decedent's surviving devisees are JOANN TSOUNIAS, DONNA WILLIAMS, and SHARON WILLIAMS.

Tax Parcel: 33A-21-D25.01

Premises Being: 21 Split Rock Road A/K/A 50 Split Rock Road, Lake Harmony, PA 18624

Seized and taken into execution as the property of Sharon Williams, in Her Capacity as Executrix and Devisee of The Estate of James F. Mcdermott a/k/a James Mcdermott Joann Tsounias, in Her Capacity as Devisee of The Estate of James F. Mcdermott a/k/a James Mcdermott Donna Williams a/k/a Donna Eleftheriou, in Her Capacity as Devisee of The Estate of James F. Mcdermott a/k/a James Mcdermott at the suit of Wells Fargo Bank, N.A.

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 Sharon Williams, in Her Capacity as Executrix and Devisee of The Estate of James F. Mcdermott a/k/a James Mcdermott Joann Tsounias, in Her Capacity as Devisee of The Estate of James F. Mcdermott a/k/a James Mcdermott Donna Williams a/k/a Donna Eleftheriou, in Her Capacity as Devisee of The Estate of James F. Mcdermott a/k/a James Mcdermott

Phelan Hallinan Diamond & Jones, LLP
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**1617 JFK Boulevard, Suite 1400
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**ANTHONY C. HARVILLA, SHERIFF
CARBON COUNTY**