

IN THE COURT OF COMMON PLEAS OF CARBON COUNTY

# SHERIFF'S SALE

OF VALUABLE REAL ESTATE

**Friday, September 8th, 2017 at 11:00 A.M.**

By virtue of a Writ of Execution No. 16-3381, issued by The Bank of New York Mellon f/k/a The Bank of New York as Successor Trustee for JPMorgan Chase Bank, N.A., as Trustee for The Benefit of The Certificateholders of Popular Abs, Inc. Mortgage Pass-Through Certificates Series 2005-C, out of the Court of Common Pleas of Carbon County, Pennsylvania, upon Judgment entered therein to No. 16-3381, there will be exposed to public sale and outcry on Friday, September 8th, 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, being Lot NO. 150 North Lake Area, Bear Creek Lake, as laid out on map entitled 'Plan of Lots of Bear Creek Lakes, North Lake Area', as recorded in Map Book 1, page 128, in the Office for the recording of Deeds in and for Carbon County, at Jim Thorpe, Pa., more fully described as follows, to wit:

BEGINNING at a point in the Easterly line of Willow Drive said point marking the northwest corner of Lot NO. 151; thence in and along the easterly line of Willow Drive in an arc to the right whose radius is one thousand two hundred thirty-three and fifty hundredths (1,233.50 feet) feet, a distance of one hundred sixty-three and forty-four hundredths (163.44 feet) feet to a point in the easterly line of Willow Drive said point marking the southwest corner of Lot No. 149; thence in and along the southerly line of Lot No. 149 north eighty-six degrees seventeen minutes forty-six seconds East (N 86 degrees 17 minutes 46 seconds E) three hundred eighteen and ninety-eight hundredths (318.98 feet) feet to a point said point marking the northeast corner of Lot No. 150 herein conveyed; thence in and along the westerly line of Lot No. 152 south seven degrees twenty-seven minutes twenty-two seconds West (S 07 degrees 27 minutes 22 seconds W) one hundred twenty-seven and fifty-nine hundredths (127.59 feet) feet to a point said point marking the northeast corner of Lot No. 151; thence in and along the northerly line of Lot NO. 151 south seventy-eight degrees forty-two minutes seventeen seconds west (S 78 degrees 42 minutes 17 seconds W) two hundred eighty-five and ninety-eight hundredths (285.98 feet) feet to a point the place of BEGINNING.

TITLE TO SAID PREMISES IS VESTED IN TOBY N. GEORGE AND PAMELA GEORGE, HIS WIFE, by Deed from GERRY A. HENNEMAN AND GERALDINE HENNEMAN, HIS WIFE, Dated 06/11/1986, Recorded 06/16/1986, in Book 469, Page 138.

Tax Parcel: 51A-51-150LAN

Premises Being: 41 Willow Drive, a/k/a 103 Willow Drive, Jim Thorpe, PA 18229

Seized and taken into execution as the property of Toby N. George, Pamela George at the suit of The Bank of New York Mellon f/k/a The Bank of New York as Successor Trustee for JPMorgan Chase Bank, N.A., as Trustee for The Benefit of The Certificateholders of Popular Abs, Inc. Mortgage Pass-Through Certificates Series 2005-C

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, September 18, 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 Toby N. George, Pamela George**

**Phelan Hallinan Diamond & Jones, LLP**  
**Phelan Hallinan Diamond & Jones, LLP.**  
**1617 JFK Boulevard, Suite 1400**  
**Philadelphia, PA 19103**

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