

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. 16-1001, issued by Wells Fargo Bank, N.A., out of the Court of Common Pleas of Carbon County, Pennsylvania, upon Judgment entered therein to No. 16-1001, 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 one-half lot or piece of ground situate on the Northerly side of the Street called and known as Lehigh Avenue, in the Borough of Palmerton County of Carbon and State of Pennsylvania, numbered in the Palmer Land Company's Plan or Plot of Palmerton as the Easterly one-half side of Lot 117 on Lehigh Avenue, said Plan or Plot being recorded in the Office of the Recorder of Deeds at Jim Thorpe (formerly Mauch Chunk) in and for said County of Carbon in Deed Book Vol. 46 at Page 718.

CONTAINING in frontage on Lehigh Avenue of twenty (20) feet and extending thence, Northwardly of that width between parallel line at right angles to said Lehigh Avenue, in depth one hundred sixty (160) feet to a twenty (20) feet wide alley. CONTAINING 3200 square feet

TITLE TO SAID PREMISES IS VESTED IN TROY KUNTZMAN AND JILLIAN KINTZMAN, HUSBAND AND WIFE, by Deed from WILLIAM JOSEPH KISSNER, A/K/A WILLIAM J. KISSNER, INDIVIDUALLY AND AS EXECUTOR, TOGETHER WITH HIS WIFE, MARLYN KISSNER, AND PATRICIA K. JUDD, INDIVIDUALLY AND AS EXECUTRIX, TOGETHER WITH HER HUSBAND, CHRISTOPHER E. JUDD, OF THE ESTATE OF WILLIAM J. KISSNER, JR. DECEASED, Dated 06/21/2007, Recorded 06/27/2007, in Book 1596, Page 876.

Tax Parcel: 42A-48-H42

Premises Being: 375 Lehigh Avenue, Palmerton, PA 18071-1809

Seized and taken into execution as the property of Jillian Kuntzman a/k/a Jillian M. Kuntzman Troy Kuntzman 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, 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 Jillian Kuntzman a/k/a Jillian M. Kuntzman Troy Kuntzman

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

ANTHONY C. HARVILLA, SHERIFF
CARBON COUNTY