

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. 17-0811, issued by Wells Fargo Bank, N.A., out of the Court of Common Pleas of Carbon County, Pennsylvania, upon Judgment entered therein to No. 17-0811, 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 ground situate in the borough of Beaver Meadows, Carbon county, Pennsylvania, marked and numbered in the Beaver Meadows railroad and coal company plot as lot no. 19, bounded and described as follows:

BEGINNING at a point on the south side of Tamaqua street forty (40) feet east from the corner of Walnut street;

THENCE extending eastwardly along the course of said Tamaqua street in front or width forty (40) feet;

THENCE southwardly at right angles to said Tamaqua street in length or depth one hundred (100) feet to Penrose street;

THENCE westwardly along the course of Penrose street forty (40) feet; THENCE northwardly one hundred (100) feet to the place of beginning.

BOUNDED on the north by Tamaqua street, on the east by lot no. 18, on the south by Penrose street and on the west by lot no. 20.

TITLE TO SAID PREMISES IS VESTED IN HELEN I. SIMKOVICH, ANNA T. SIMKOVICH AND TERRY SACKETTE, AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON, by Deed from HELEN I. SIMKOVICH AND ANNA T. SIMKOVICH, Dated 07/26/1994, Recorded 08/04/1994, in Book 575, Page 215.

ANNA T. SIMKOVICH was a co-record owner of the mortgaged premises as a joint tenant with the right of survivorship. By virtue of ANNA T. SIMKOVICH's death on or about 05/28/2007, her ownership interest was automatically vested in the surviving joint tenant(s). HELEN I. SIMKOVICH was a co-record owner of the mortgaged premises as a joint tenant with the right of survivorship. By virtue of HELEN I. SIMKOVICH's death on or about 11/17/1996, her ownership interest was automatically vested in the surviving joint tenant(s).

Mortgagor TERESA SACKETTE A/KIA TERRY SACKETTE died on 02/17/2016, leaving a Last Will and Testament dated 10/08/2008. Letters Testamentary were granted to JEROME GREGA and JOSEPH GREGA on 03/09/2016 in CARBON COUNTY, No. 16-9089.

The Decedent's surviving devisees are JEROME GREGA and JOSEPH GREGA.

Tax Parcel: 125A-5-D24

Premises Being: 24 Tamaqua Street A/K/A 22-24 Tamaqua Street, Beaver Meadows, PA 18216

Seized and taken into execution as the property of Jerome Grega, in His Capacity as CO-Executor and Devisee of The Estate of Teresa Sackette a/k/a Terry Sackette, Joseph Grega, in His Capacity as CO-Executor and Devisee of The Estate of Teresa Sackette a/k/a Terry Sackette 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 Jerome Grega, in His Capacity as CO-Executor and Devisee of The Estate of Teresa Sackette a/k/a Terry Sackette, Joseph Grega, in His Capacity as CO-Executor and Devisee of The Estate of Teresa Sackette a/k/a Terry Sackette

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

ANTHONY C. HARVILLA, SHERIFF

CARBON COUNTY