

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. 16-0154, issued by Astoria Bank, out of the Court of Common Pleas of Carbon County, Pennsylvania, upon Judgment entered therein to No. 16-0154, 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 PIECE, PARCEL OR TRACT OF LAND, TOGETHER WITH THE IMPROVEMENTS ERECTED THEREON, SITUATE IN KIDDER TOWNSHIP, CARBON COUNTY, PENNSYLVANIA, AS MORE FULLY DESCRIBED ON EXHIBIT "A" ATTACHED HERETO, BEING A PORTION OF THE PREMISES KNOWN AND IDENTIFIED AS STAGE 1 OF LAURELWOODS ON BIG BOULDER LAKE, AS SHOWN ON A CERTAIN PLAN ENTITLED LAUREL WOODS STAGING PLAN, PREPARED BY URBAN RESEARCH AND DEVELOPMENT CORPORATION, DATED JULY 8, 1988, LAST REVISED OCTOBER 11, 1988, AND RECORDED ON NOVEMBER 14, 1988 IN THE OFFICE OF THE RECORDER OF DEEDS OF CARBON COUNTY, PENNSYLVANIA, IN MAP BOOK VOLUME 2, PAGE 64 AND FURTHER DESCRIBED AS FOLLOWS:

LAURELWOODS STAGE 1, BUILDING ENVELOPE NUMBER 84, UNIT 517.

BEGINNING AT A POINT ON THE CENTERLINE OF ROCKSPRING COURT AT ROAD STATION 2-226.118 AS SHOWN ON THE FINAL PLOT/BUILDING LAYOUT PLAN FOR LAUREL WOODS, DATED 10-12-88 AND REVISED 11-11-88;

THENCE SOUTH 41 DEGREES 57 MINUTES 03 SECONDS WEST A DISTANCE OF 43.00 FEET TO A POINT ON BUILDING ENVELOPE NUMBER 84, BEING THE TRUE POINT OF BEGINNING; THENCE IN A CLOCKWISE DIRECTION THE FOLLOWING COURSES AND DISTANCES:

1. ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 143.00 FEET FOR AN ARC DISTANCE OF 21.36 FEET TO A POINT;
2. SOUTH 56 DEGREES 36 MINUTES 33 SECONDS EAST A DISTANCE OF 10.50 FEET TO A POINT;
3. SOUTH 30 DEGREES 39 MINUTES 30 SECONDS WEST A DISTANCE OF 54.01 FEET TO A POINT;
4. NORTH 59 DEGREES 20 MINUTES 30 SECONDS WEST A DISTANCE OF 61.00 FEET TO A POINT;
5. NORTH 30 DEGREES 39 MINUTES 30 SECONDS EAST A DISTANCE OF 63.00 FEET TO A POINT;
6. SOUTH 59 DEGREES 20 MINUTES 30 SECONDS EAST A DISTANCE OF 8.34 FEET TO A POINT;
7. ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 143.00 FEET, FOR AN ARC DISTANCE OF 21.62 FEET, RETURNING TO THE TRUE POINT OF BEGINNING. AND CONTAINING THE FOLLOWING UNIT NUMBER 517.

TOGETHER WITH THE RIGHTS, EASEMENTS AND BENEFITS WITH RESPECT TO THE COMMON AREA OR COMMON LAND AS EXPRESSLY PROVIDED FOR THE BENEFIT OF THE GRANTEE OF THE PREMISES, AS A HOUSE OWNER IN THE DECLARATION AND THE TRUST, IN COMMON WITH OTHERS, AND SUBJECT TO ALL LIMITATIONS, TERMS AND CONDITIONS THEREON AND THEREOF, AS SET FORTH IN THE ABOVE MENTIONED DOCUMENTS.

Title to said premises is vested in Brian K. McCormick and Tara L. McCormick by deed from David Doherty and Linda Doherty dated March 29, 2005 and recorded April 4, 2005 in Deed Book 1315, Page 994 Instrument Number 200503744.

TAX I.D. #: 19E -21-A517

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING

Seized and taken into execution as the property of BRIAN K. MCCORMICK AND TARA L. MCCORMICK at the suit of Astoria Bank

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 BRIAN K. MCCORMICK AND TARA L. MCCORMICK

**Jacob M. Ottley, Esq.
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**ANTHONY C. HARVILLA, SHERIFF
CARBON COUNTY**