

IN THE COURT OF COMMON PLEAS OF CARBON COUNTY

SHERIFF'S SALE

OF VALUABLE REAL ESTATE

Friday, October 13th, 2017 at 11:00 A.M.

By virtue of a Writ of Execution No. 17-0122, issued by Wells Fargo Bank, NA, out of the Court of Common Pleas of Carbon County, Pennsylvania, upon Judgment entered therein to No. 16-3740, there will be exposed to public sale and outcry on Friday, October 13th, 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 part of all that certain lot or piece of ground situated on the South side of East Patterson Street in the Borough of Lansford, County of Carbon, Commonwealth of Pennsylvania and numbered 150 in the plan or plat thereof bounded and described as follows:

BEGINNING at a point in the South building line of said Patterson Street 18.68 feet Eastwardly along the South line of Patterson Street 21.32 feet to a point; thence at right angles to said point, Southwardly 75 feet to a point; thence at right angles Westward 21.32 feet to a point; thence at right angles Northwardly 75 feet passing through the center line of the partition wall dividing house number 234 and number 236 to a point the place of Beginning.

THIS document may not sell, convey, transfer, include or insure the title to the coal and right of support underneath the surface land described or referred to herein, and the owner or owners of such coal may have the complete legal right to remove all of such coal and, in that connection, damage may result to the surface of the land and any house, building or other structure on or in such land. The inclusion of this notice does not enlarge, restrict or modify any legal rights or estates otherwise created, transferred, excepted or reserved by this instrument.

TITLE TO SAID PREMISES IS VESTED IN April L. Stevens, by Deed from Suzanne Williams, Dated 07/02/2007, Recorded 07/09/2007, in Book 1600, Page 562.

Tax Parcel: 122A3-22-T16

Premises Being: 236 East Patterson Street, Lansford, PA 18232-1504

Seized and taken into execution as the property of April L. Stevens at the suit of Wells Fargo Bank, NA

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, October 23, 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 April L. Stevens

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ANTHONY C. HARVILLA, SHERIFF
CARBON COUNTY