

IN THE COURT OF COMMON PLEAS OF CARBON COUNTY

SHERIFF'S SALE

OF VALUABLE REAL ESTATE

Saturday, December 31st, 2016 at 11:00 A.M.

By virtue of a Writ of Execution No. 16-1434, issued by Wells Fargo Bank, N.A., out of the Court of Common Pleas of Carbon County, Pennsylvania, upon Judgment entered therein to No. 16-1434, there will be exposed to public sale and outcry on Saturday, December 31st, 2016 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 Bowmanstown, County of Carbon and State of Pennsylvania, as designated Lot Number 16 on the Plan or Plot of Lots, as prepared by E. Frank Boyer, R. P. E., for Anthony H. Sander, et ux, said plan dated August 22, 1963, having been recorded in the Office for the recording of deeds in and for the County of Carbon at Jim Thorpe, Pennsylvania, in Map Book No. 1, at Page No. 105, said Lot #16 being bounded and described as follows, to wit:

CONTAINING in front or width on the South side of Pine Street in the Borough, County and State aforementioned, Eighty (80) feet and extending thence between parallel lines set at right angles with said Pine Street, in length or depth, a distance of One Hundred and Sixty (160) feet to Lot Number 15.

BOUNDED on the North by Pine Street; on the South by Lot Number 19; on the East by Lot Number 15 and on the West by Lot Number 17.

TITLE TO SAID PREMISES IS VESTED IN Michael Swolensky and Cecile Swolensky, h/w, by Deed from Anthony H. Sander and Lucille P. Sander, h/w, Dated 07/26/1966, Recorded 05/28/1968, in Book 283, Page 219.

MICHAEL SWOLENSKY was a co-record owner of the mortgaged premises as a tenant by the entirety. By virtue of MICHAEL SWOLENSKY's death on or about 06/04/1994, his ownership interest was automatically vested in the surviving tenant by the entirety.

Tax Parcel: 56B-6-16

Premises Being: 625 Pine Street, Bowmanstown, PA 18030

Seized and taken into execution as the property of Cecile Swolensky 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 Tuesday, January 10, 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 Cecile Swolensky

Phelan Hallinan Diamond & Jones, LLP
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ANTHONY C. HARVILLA, SHERIFF
CARBON COUNTY