

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. 17-0693, issued by Pennymac Loan Services, LLC, out of the Court of Common Pleas of Carbon County, Pennsylvania, upon Judgment entered therein to No. 17-0693, 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 plot, piece or parcel of land lying along the northerly side of Long Run Road (S.R. 2015), shown as Lot 1 on a certain plan entitled 'Major Subdivision Plan, Paul H. Heere, Jr.' prepared by Keystone Consulting Engineers, Inc., dated April 24, 2008 (last revised September 26, 2008), and recorded in Map Book Volume 4 at Page 24 in the Office for the Recording of Deeds in and for Carbon County at Jim Thorpe, PA, situated in the Township of Franklin, County of Carbon, Commonwealth of Pennsylvania and more particularly described bounded and described as follows:

BEGINNING at a railroad spike in the centerline of Long Run Road (S.R. 2015) in lien of land now or formerly of Daniel and Lindsey DeRenzis (d.b.v. 1000, pg. 746), said spike being located the following two (2) courses of Long Run Road (S.R. 2015) marking the northwest corner of land now or formerly of Daniel and Lindsey DeRenzis:

1. North fifty-one degrees, thirty-six minutes fifteen seconds East (N 51 degrees 36 minutes 15 seconds E), a distance of fifty-five and sixty-five hundredths (55.65) feet to a set railroad spike;
2. North fifty-six degrees, fifty-four minutes, fifty seconds East (N 56 degrees 54 minutes 50 seconds E), a distance of thirty-eight and seventy-seven hundredths (38.77) feet to the true POINT OF BEGINNING.

THENCE North thirty-three degrees, five minutes, ten seconds West (N 33 degrees 05 minutes 10 seconds W) along Lot 3 as shown on the above mentioned plan, a distance of sixteen and fifty hundredths (16.50) feet to an iron pin set on the existing westerly right-of-way line of Long Run Road (S.R. 3015);

THENCE leaving Long Run Road (S.R. 2015), along the said Lot 3 by the arc of a curve to the right having a radius of twenty-five and no hundredths (25.00) feet and a central angle of one hundred eight degrees, seven minutes, twenty-five seconds (108 degrees 07 minutes 25 seconds), a distance of forty-seven and eighteen hundredths (47.18) feet to a set concrete monument;

THENCE North fourteen degrees, fifty-seven minutes forty-five seconds West (N 14 degrees 57 minutes 45 seconds W) along the same, a distance of four hundred eleven and ninety-six hundredths (411.96) feet to an iron pin set at the division line between Lot 1 and Lot 2 as shown on the above mentioned plan;

THENCE North seventy-two degrees, fifty minutes, twenty-five seconds East (N 72 degrees 50 minutes 25 seconds E) along the southerly line of Lot 2, a distance of three hundred eighty-nine and eighty-four hundredths (389.84) feet to an iron pin set in line of Lot 3 aforesaid, being a portion of Gerald Drive, a private right-of-way (50 feet wide);

THENCE South seventeen degrees, nine minutes, thirty-five seconds East (S 17 degrees 09 minutes 35 seconds E) along the westerly line of Gerald Drive, a distance of three hundred thirty-three and fifteen hundredths (333.15) feet to a concrete monument set;

THENCE along the same, along the arc of a curve to the right having a radius of twenty-five and no hundredths (25.00) feet and a central angle of seventy-seven degrees, fifty-nine minutes, five seconds (77 degrees 59 minutes 05 seconds), a distance of thirty-four and three hundredths (34.03) feet to an iron pin set on the westerly right-of-way line of Long Run Road (S.R. 2015);

THENCE South twenty-nine degrees, ten minutes, thirty seconds East (S 29 degrees 10 minutes 30 seconds E), a distance of sixteen and fifty-hundredths (16.50) feet to a railroad spike set in the center of Long Run Road (S.R. 2015), and in line of lands now or formerly of Elmer Howard Reed (d.b.v. 621, pg. 163);

THENCE the following five (5) courses and distances in and along the centerline of Long Run Road CS.R. 2015);

1. South sixty degrees, forty-nine minutes, thirty seconds West (S 60 degrees 49 minutes 30 seconds W) along the same, a distance of one hundred twenty-six and nine hundredths (126.09) feet to a found magnetic nail marking the northeast corner of land now or formerly of Daniel and Lindsey DeRenzis (d.b.v. 1000, pg. 746);
2. South sixty degrees, forty-nine minutes, thirty seconds West (S 60 degrees 49 minutes 30 seconds W) along the northerly line of land now or formerly of Daniel and Lindsey DeRenzis, a distance of one hundred twenty-two and fifty-five hundredths (122.55) feet to a railroad spike set;

3. South fifty-nine degrees, thirty minutes, five seconds West (S 59 degrees 35 minutes 05 seconds W) along the same, a distance of fifty-one and sixty-six hundredths (51.66) feet to a railroad spike set;

4. South fifty-eight degrees, fifty-three minutes, forty seconds West (S 58 degrees 53 minutes 40 seconds W) along the same, a distance of fifty-nine and sixty-five hundredths (51.65) feet to a railroad spike set;

5. South fifty-six degrees, fifty-four minutes, fifty seconds West (S 56 degrees 54 minutes 50 seconds W) along the same, a distance of nine and sixty-nine hundredths (9.69) feet to the place or POINT OF BEGINNING.

CONTAINING within said bounds 3.755 acres of land, subject to and excepting thereout 0.137 acres of land within the existing and future extended right-of-way of Long Run Road (S.R. 2015) to the Pennsylvania Department of Transportation for road purposes, leaving a net area of 3.618 acres of land.

TITLE TO SAID PREMISES IS VESTED IN JAMES A. HAM, by Deed from LONG RUN ROAD, LLC., A LIMITED LIABILITY COMPANY, BY LINDA JENKINS, MEMBER AND GEORGE JENKINGS, MEMBER, Dated 09/30/2013, Recorded 10/02/2013, in Book 2073, Page 240.

Mortgagor JAMES A. HAM died on 10/10/2015, and JAMIE HAM was appointed Administrator/trix of her estate. Letters of Administration were granted to her on 11/09/2015 by the Register of Wills of CARBON COUNTY, No. 15-9389. Decedent's surviving heirs at law and next-of-kin are JAMIE HAM and CHRISTOPHER PARMLEY.

Tax Parcel: 54-13-A21

Premises Being: 3794 Long Run Rd, Lehigh, PA 18235-8875

Seized and taken into execution as the property of Jamie Ham, in Her Capacity as Administratrix and Heir of The Estate of James A. Ham Christopher Parmley, in His Capacity as Heir of The Estate of James A. Ham Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under James A. Ham, Deceased at the suit of Pennymac Loan Services, LLC

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 Jamie Ham, in Her Capacity as Administratrix and Heir of The Estate of James A. Ham Christopher Parmley, in His Capacity as Heir of The Estate of James A. Ham Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under James A. Ham, Deceased

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**ANTHONY C. HARVILLA, SHERIFF
CARBON COUNTY**