

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. 17-0950, issued by WELLS FARGO BANK, N.A., out of the Court of Common Pleas of Carbon County, Pennsylvania, upon Judgment entered therein to No. 17-0950, 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 lot or piece of ground situate in the Borough of Palmerton, County of Carbon and State of Pennsylvania, bounded and described as follows:

BEGINNING at a point (coordinates North 24 + 25, West 30 + 05) in the Northerly line of twenty (20) feet wide alley known as Alley J legally opened in the said Borough of Palmerton, the said point also being the Southeasterly corner of land conveyed by The New Jersey Zinc Company (of Pa.) to Burton A. Noll, et ux, by its Indenture dated May 12, 1960, as of record in Carbon County's Deed Book 207, Page 431; thence by land of the said Noll North 19 degrees 26 minutes West Ninety (90) feet to a point (coordinates North 25 + 15, West 30 + 05); thence by the same North 53 degrees 53 minutes West Sixty-five and Eight Hundredths (65.08) feet to an iron pin (coordinates North 25 + 68.67 West 30 + 41.82) in the Southeasterly line of Princeton Avenue as legally opened in the said Borough of Palmerton; thence in and along the Southerly line of the said Princeton Avenue Fifty-six and Seventy-four Hundredths (56:74) feet along the arc of a circle bearing left halting a radius of Two Hundred Thirty-seven and four tenths (237.4) feet and subtended by a chord bearing North 41 degrees 10 minutes 17 seconds East Fifty-six and five tenths (56.5) feet to a point (coordinates North 25 + 96.41, West 29 + 92.58) marking the Northeasterly corner of land conveyed by The Palmer Land Company to Carl A. McMackin, et ux., by its indenture dated January 28, 1954, as of record in Carbon County in Deed Book 173, at Page 338; thence by land late of the said McMackin in and through the center line of the party well now erected on the said premises South 53 degrees 33 minutes East Seventy-five and Ninety-two Hundredths (75.92) feet to an Iron pin (coordinates North 25 + 33.56 West 29 + 50); thence by the same South 19 degrees 26 minutes East One Hundred Eight and Fifty-six Hundredths (108.56) feet to an iron pin (coordinates North 24 + 25, West 29 + 50) in the Northerly line of the said Alley J; thence in and along the Northerly line of the said Alley J, South 70 degrees 34 minutes West Fifty-five (55) feet to the place of BEGINNING.

CONTAINING 9,371 square feet with all and singular the West half of a double frame dwelling house and appurtenances erected thereon.

BEING KNOWN AS: 466 PRINCETON AVENUE, PALMERTON, PA 18071

IMPROVEMENTS: RESIDENTIAL DWELLING

BEING THE SAME PREMISES which Federal Home Loan Mortgage Corporation, by Daniel A. McGovern, by Power of Attorney, recorded 12/23/2008, Book 1737, Page 361, Instrument #200812946, by Deed dated December 19, 2012 and recorded February 8, 2013 in the Office of the Recorder of Deeds in and for Carbon County in Deed Book 2025, Page 635, granted and conveyed unto BRANDON M. O'DONNELL

PARCEL NO.: 42A-48-A91

Seized and taken into execution as the property of BRANDON M. O'DONNELL 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, 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 BRANDON M. O'DONNELL

Powers, Kirn & Associates, LLC
Powers, Kirn & Associates, LLC.
Eight Neshaminy Interplex
Treose, PA 19053

ANTHONY C. HARVILLA, SHERIFF
CARBON COUNTY