

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. 17-1188, issued by Wells Fargo Bank, NA, out of the Court of Common Pleas of Carbon County, Pennsylvania, upon Judgment entered therein to No. 17-1188, 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 tract of land situate in Penn Forest Township, Carbon County, Pennsylvania, known and described as Lot No. 1058 in Section III, Towamensing Trails, on a Subdivision Plan recorded in the Recorder of Deeds Office in and for Carbon County, Pennsylvania, on July 13, 1973, in Map Book Volume 1, Page 215.

Excepting and Reserving unto the Grantor (Reference being made to a prior Grantor hereof, Broadscope, Inc., a Pennsylvania Corporation), its successors and assigns, forever, an easement measuring ten (10) feet in width across the entire front width and along both side lengths of the lot described above, said easement to be for the installation, maintenance, repair, replacement and removal of utilities and drainage facilities; provided, however, that the reservation of the ten (10) foot wide easement along any side length shall not apply if the owner of the lot hereby conveyed shall also be the owner of the other lots adjoining said side length and shall build his dwelling house across the common side lot line or length.

Under and subject to the Protective Covenants, Exceptions and Reservations recorded in the Recorder of Deeds Office in and for Carbon County, Pennsylvania, in Miscellaneous Book Volume 45, Pages 397 to 411.

TITLE TO SAID PREMISES IS VESTED IN Karen A. Amendolia, by Deed from Nicholas M. Rinaldi, widower, Dated 06/15/2011, Recorded 06/16/2011, in Book 1915, Page 379.

Tax Parcel: 22A-51-C1058

Premises Being: 10 Lovelace Road, Albrightsville, PA 18210

Seized and taken into execution as the property of Karen A. Amendolia 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 Karen A. Amendolia**

**Phelan Hallinan Diamond & Jones, LLP**  
**Phelan Hallinan Diamond & Jones, LLP.**  
**1617 JFK Boulevard, Suite 1400**  
**Philadelphia, PA 19103**

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