

IN THE COURT OF COMMON PLEAS OF CARBON COUNTY

SHERIFF'S SALE

OF VALUABLE REAL ESTATE

Thursday, November 9th, 2017 at 11:00 A.M.

By virtue of a Writ of Execution No. 17-1255, issued by Nationstar Mortgage LLC, out of the Court of Common Pleas of Carbon County, Pennsylvania, upon Judgment entered therein to No. 17-1255, there will be exposed to public sale and outcry on Thursday, November 9th, 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, PARCEL OR PIECE OF LAND SITUATE IN THE TOWNSHIP OF PENN FOREST, COUNTY OF CARBON, AND COMMONWEALTH OF PENNSYLVANIA, BEING LOT V1386, SECTION V, TOWAMENSING TRAILS, AS SHOWN ON A PLAN OF LOTS RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR THE COUNTY OF CARBON, IN PLOT BOOK VOLUME 1, PAGE 241, BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN ON THE NORTHERLY SIDELINE OF TOWNSHIP ROAD T-473 KNOWN AS STONY MOUNTAIN ROAD. SAID POINT OF BEGINNING BEING LOCATED THE FOLLOWING TWO COURSES AND DISTANCES FROM THE INTERSECTION OF THE NORTHERLY SIDELINE OF TOWNSHIP ROAD T-473 AND THE EASTERLY SIDELINE OF SASSOON ROAD: (1) SOUTH 80 DEGREES 18 MINUTES 00 SECONDS EAST A DISTANCE OF 645.07 FEET AND (2) SOUTH 87 DEGREES 30 MINUTES 23 SECONDS EAST A DISTANCE OF 168.91 FEET. THENCE (1) NORTH 04 DEGREES 16 MINUTES 10 SECONDS EAST A DISTANCE OF 169.35 FEET TO AN IRON PIN. THENCE (2) SOUTH 85 DEGREES 43 MINUTES 50 SECONDS EAST A DISTANCE OF 95.00 FEET TO AN IRON PIN. THENCE (3) SOUTH 04 DEGREES 16 MINUTES 10 SECONDS WEST A DISTANCE OF 166.41 FEET TO AN IRON PIN ON THE NORTHERLY SIDELINE OF TOWNSHIP ROAD T-473. THENCE (4) NORTH 87 DEGREES 30 MINUTES 23 SECONDS WEST A DISTANCE OF 95.05 FEET TO THE POINT AND PLACE OF THE BEGINNING.

CONTAINING 0.37 ACRES, MORE OR LESS.

Title to said premises is vested in Anthony Forina by deed from Buddadeb Nath and Indrani Nath dated March 5, 2004 and recorded March 16, 2004 in Deed Book 1210, Page 0273 Instrument Number 200403226.

TAX I.D. #: 22A-51-EV1386

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING

Seized and taken into execution as the property of Anthony Forina at the suit of Nationstar Mortgage 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 Sunday, November 19, 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 Anthony Forina

Jacob M. Ottley, Esq.
McCabe, Weisberg and Conway
123 S. Broad St., Suite 2080
Philadelphia, PA 19109

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