

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. 17-0386, issued by Wells Fargo Bank, N.A. s/b/m to Wachovia Bank, National Association, out of the Court of Common Pleas of Carbon County, Pennsylvania, upon Judgment entered therein to No. 17-0386, 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 No. 1 as shown on the Final Subdivision Plan of Mary P. Steigler, widow, as recorded in Map Book 1, Page 484, in the Recorder of Deeds Office in and for the County of Carbon, located along the northerly end of a certain forty (40) feet wide access strip leading to Legislative Route #13014, leading from Aquashicola to Little Gap, in the Township of Lower Towamensing, County of Carbon and Commonwealth of Pennsylvania, being more fully bounded and described as follows, to wit:

BEGINNING at an iron pin in line of property of Henry Steigler, said pin also being located North five (5) degrees twelve (12) minutes thirty (30) seconds West one hundred eighty-one and thirty-hundredths (181.30) feet from an iron pin in the blacktop surface of LR.# 13014, marking the original southeast corner of property of Mary P. Steigler, widow; thence extending along Lot No. 2, residue property of Mary P. Steigler, the following two (2) courses and distances: (1) North eighty-one (81) degrees forty-six (46) minutes West three hundred twelve and sixty-three hundredths (312.63) feet to an iron pin; (2) North one (01) degree thirty-one (31) minutes thirty (30) seconds West two hundred sixty-seven and eighty-seven hundredths (267.87) feet to an iron pin; thence extending along property of David A. and Anne N. Portlock the following two (2) courses and distances: (1) North sixty-nine (69) degrees fifty-four (54) minutes East thirty-six and thirty-five hundredths (36.35) feet to an iron pipe; (2) South eighty-five (85) degrees forty-two (42) minutes East two hundred fifty-four and twenty-six hundredths (254.26) feet to an iron pin in a small stream; thence extending along property of Henry Steigler, in and through an existing sixteen (16) feet wide land, South five (05) degrees twenty-six (26) minutes thirty (30) seconds East one hundred ninety-four and sixty-two hundredths (194.62) feet to an iron pipe; thence along Henry Steigler, South six (06) degrees thirty-four (34) minutes East nine and ninety hundredths (9.90) feet to a point; thence extending along property of Henry Steigler, South five (05) degrees twelve (12) minutes thirty (30) seconds East one hundred two and ninety-three hundredths (102.93) feet to the place of BEGINNING.

CONTAINING 2.00 acres of land, including a certain forty (40) feet wide access strip leading from L.R. #13014 and excepting rights heretofore established on the existing sixteen (16) feet wide drive.

TITLE TO SAID PREMISES IS VESTED IN George J. Tokonitz, by Deed from Robert Ross Schoch and Maryann Schoch, h/w, Dated 01/24/2002, Recorded 02/22/2002, in Book 1002, Page 866.

Mortgagor GEORGE J. TOKONITZ died on 10/11/2004, and JEFFREY R. HOFFMAN, ESQ was appointed Administrator/trix of his estate. Letters of Administration were granted to him on 01/29/2008 by the Register of Wills of, No. 13-07-0153. Decedent's surviving heir at law and next-of-kin is GEORGE TOKONITZ, JR.

Tax Parcel: 29-33-19.03

Premises Being: 380 Hahns Dairy Road, Palmerton, PA 18071-5422

Seized and taken into execution as the property of Robert D. Gardner, III, in His Capacity as Life Tenant Robin M. Gardner, in Her Capacity as Life Tenant Jeffrey R. Hoffman, Esq, in His Capacity as Administrator of The Estate of George J. Tokonitz George Tokonitz, Jr., in His Capacity as Heir of The Estate of George J. Tokonitz, Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under George J. Tokonitz, Deceased at the suit of Wells Fargo Bank, N.A. s/b/m to Wachovia Bank, National Association

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 Robert D. Gardner, III, in His Capacity as Life Tenant Robin M. Gardner, in Her Capacity as Life Tenant Jeffrey R. Hoffman, Esq, in His Capacity as Administrator of The Estate of George J. Tokonitz George Tokonitz, Jr., in His Capacity as Heir of The Estate of George J. Tokonitz, Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under George J. Tokonitz, Deceased

Peter Wapner, Esq.
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**ANTHONY C. HARVILLA, SHERIFF
CARBON COUNTY**