

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. 17-1120, issued by Federal National Mortgage Association, out of the Court of Common Pleas of Carbon County, Pennsylvania, upon Judgment entered therein to No. 17-1120, 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:

TRACT NO. 1

ALL THAT CERTAIN lot or piece of ground situate in the Borough of Palmerton, County of Carbon, and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point marking the Southeast corner of a lot or tract of land conveyed by the Palmer Land Company to John Smida, by deed dated October 8, 1913 and recorded in the Office for the Recording of Deeds in and for the said County of Carbon in Deed Book Volume 79, Page 12, et seq; thence by lands now or late of Paul Snyder and now or late of Emma C. Strohl, South twelve and three-quarters (12-3/4) degrees West, sixty (60') feet to a point; thence by lands now or late of Frank O. Lentz, North seventy-five (75) degrees West, one hundred eighty-two and ninety-two hundredths (182.92') feet to a point in the public road leading from Lehigh Gap to Mauch Chunk; thence by other lands along the said public road, North twenty (20) degrees forty- one (41) minutes East, sixty and twenty-five hundredths (60.25') feet, more or less, to a point in the Southerly line of said lot or tract of land heretofore mentioned as having been conveyed to John Smida; thence by the Southerly line of the said John Smida's lot, South seventy-five (75) degrees East, one hundred seventy-four and sixty hundredths (174.60') feet to the point and place of beginning.

CONTAINING 10,717.56 square feet, more or less. TRACT NO. 2

ALL THAT CERTAIN property known as properly record card No. 48-N 69 in the Borough of Palmerton, County of Carbon and Commonwealth of Pennsylvania.

BEGINNING at a point in line of land now or late of William Mutchlite and on the east side of a public road leading from Lehigh Gap to Mauch Chunk, sow known as Jim Thorpe; thence bearing to the left of said Mulchlitz's land, South seventy-nine (79) degrees East, one hundred eighty-one (181') feet three (03") inches to a point; thence along other land now or late of Prutzman, North eleven (11) degrees East, sixty (60') feet to lot now or late of Paul Snyder, . thence along said lot, North seventy-nine (79) degrees West, one hundred eighty-one (181') feet three (03") inches to a point in said public road; thence along said toad, South eleven (11) degrees West, sixty (60') feet to the place of beginning.

CONTAINING one-fourth (1/4) of an acre strict measure.

Title to said Premises vested in Dawn E. Siewert a/k/a Dawn E. Lopez by Deed from Douglas A. Paulus and Lee Ann Paulus dated September 28, 2000 and recorded on October 6, 2000 in the Carbon County Recorder of Deeds in Book 0901, Page 0535 as Instrument No. 200009484.

Improvements: Residential Dwelling

Being known as: 410 State Road, Palmerton, PA 18071

Tax Parcel Number: 42A-48-N68 & 42A-48-N69

Seized and taken into execution as the property of Dawn E. Siewert a/k/a Dawn E. Lopez at the suit of Federal National Mortgage 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 Dawn E. Siewert a/k/a Dawn E. Lopez

MILSTEAD & ASSOCIATES LLC
Milstead & Associates, LLC
1 East Stow Road
Marlton, NJ 08053

ANTHONY C. HARVILLA, SHERIFF
CARBON COUNTY