

IN THE COURT OF COMMON PLEAS OF CARBON COUNTY

SHERIFF'S SALE

OF VALUABLE REAL ESTATE

Friday, December 8th, 2017 at 11:00 A.M.

By virtue of a Writ of Execution No. 17-1559, issued by CITIZENS BANK, N.A. F/KJ/A RBS CITIZENS, N.A., out of the Court of Common Pleas of Carbon County, Pennsylvania, upon Judgment entered therein to No. 17-1559, there will be exposed to public sale and outcry on Friday, December 8th, 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, piece, or parcel of land situate in the Township of Kidder, County of Carbon, and Commonwealth of Pennsylvania bounded and described as follows to wit:

BEGINNING at an iron pin comer in the Westerly line of Pocono Road, being a common corner of Lots Nos. 135 and 136 on Plot of Lots of Holiday Pocono; thence along Pocono Road, South 20° 38' 12" East, 102.72 feet to an iron pin corner; thence along the Southerly line of Lot No. 136, South 82° 34' 35" West, 282.82 feet to an iron pin corner in a stone heap; thence along the Westerly line of Lot No. 136, North 7° 55' West, 100 feet to an iron pin, being the common corner of Lots Nos. 135 and 136; thence along the division line between Lots Nos. 135 and 136, North 82° 34' 35" East, 260.20 feet to the place of BEGINNING.

CONTAINING 27,150.49 square feet of land, being the same, more or less.

BEING Lot No. 136, Block 100, Section B, on the plot or plan of lots known as "Holiday Poconos Land, Inc.", as laid out for Holiday Poconos Land, Inc.

UNDER AND SUBJECT to covenants, conditions, and restrictions, which shall run with the land as contained in Deed Book No. 279, Page 336.

BEING KNOWN AS: 136 B Pocono Road a/k/a 17 Pocono Road, Albrightsville, PA 18210

IMPROVEMENTS: RESIDENTIAL DWELLING.

BEING THE SAME PREMISES which Vincent James Angelini and Michelle A. Angelini a/k/a Michele A. Angelini, by Deed dated 11/10/1995 and recorded 11/13/1995 in the Office of the Recorder of Deeds in and for Carbon County in Deed Book 638, Page 80, granted and conveyed unto Eugene R. Peters and Joan L. Peters.

Eugene R. Peters departed this life on July 17, 2017

PARCEL NO.: 21A-21-B136

Seized and taken into execution as the property of Joan L. Peters at the suit of CITIZENS BANK, N.A. F/KJ/A RBS CITIZENS, 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, December 18, 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 Joan L. Peters

GREGORY JAVARDIAN, ESQ.
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1310 Industrial Blvd., Ste. 101
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ANTHONY C. HARVILLA, SHERIFF
CARBON COUNTY