

IN THE COURT OF COMMON PLEAS OF CARBON COUNTY

SHERIFF'S SALE

OF VALUABLE REAL ESTATE

Friday, May 13th, 2011 at 11:00 A.M.

By virtue of a Writ of Execution No. 10-1184, issued by Vericrest Financial, Inc. f/b/o Vericrest Opportunity REO 2009-PL1, LLC, out of the Court of Common Pleas of Carbon County, Pennsylvania, upon Judgment entered therein to No. 10-1184, there will be exposed to public sale and outcry on Friday, May 13th, 2011 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 or parcel of ground situate and being in Penn Forest Township, Carbon County, Pennsylvania, designated as Lot No. 373, Section 6, Bear Creek Lakes, Inc., Penn Forest Streams Development as described in Carbon County Map Book Vol. 1, Page 400, and being more particularly described as follows:

BEGINNING at a point on the westerly right of way line of Pinoak Drive, said point being the northerly most corner of Lot 373 herein conveyed and the Southeast corner of Lot No. 372; thence in and along the westerly right of way line of Pinoak Drive South 40 degrees 48 minutes East, 327.83 feet to a point on the westerly right of way line of Pinoak Drive; thence in a southwesterly direction along an arc curving to the left with radius of 25 feet, a distance of 30.67 feet along the right of way intersection for Pinoak Drive and Wild Creek Drive to a point on the westerly right of way line of Wild Creek Drive; thence in and along the westerly right of way line of Wild Creek Drive South 29 degrees 17 minutes West 60.03 feet to a point, said point, said point being the southerly most corner of Lot No. 373 herein conveyed and the easterly most corner of Lot No. 374; thence in and along the boundary line between Lot Nos. 373 and 374 North 60 degrees 49 minutes West, 324.69 feet to a point, said point being coterminous with Lot No. 374, 371 and 373; thence in and along the boundary line between Lot No. 373 and Lot Nos. 371 and 372 North 29 degrees 16 minutes East 195.83 feet to a point on the westerly right of way line of Pinoak Drive, said point being the place of BEGINNING.

CONTAINING 1.02 acres.

BEING Lot No. 373, Section 6, on the Final Plan, Penn Forest Streams situate in Penn Forest Township, Carbon County, Pennsylvania prepared by PennEast Corporation and dated September 29, 1978.

BOUNDED ON THE North by Lot Nos. 371 and 372; on the East by Pinoak Drive; on the South by Wild Creek Drive; and on the West by Lot No. 374.

SUBJECT, however, to the covenants, exceptions, conditions, reservations and restrictions which shall run with the land as recorded in Deed Book No. 413, Page 609.

BEING known as No. 373 Pin Oak Drive, Jim Thorpe, PA 18229.

Parcel No. 50C-51-F373

BEING THE SAME PREMISES which Charles J. Knipper and Patricia E. Knipper, formerly known as Patricia E. Grossman, husband and wife, by Deed dated December 4, 1998 and recorded December 7, 1998, in the Office for the Recorder of Deeds in and for the County of Carbon, in Deed Book 796 Page 957, granted and conveyed unto the Paul E. Carlson and Linda M. Carlson, husband and wife, in fee

Seized and taken into execution as the property of Linda M. Carlson, Paul E. Carlson at the suit of Vericrest Financial, Inc. f/b/o Vericrest Opportunity REO 2009-PL1, 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 Monday, May 23, 2011, 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 Linda M. Carlson, Paul E. Carlson

**Michael J. Clark, Esquire
Shapiro and DeNardo
3600 Horizon Drive, Suite 150
King of Prussia, PA 19406**

**DWIGHT L. NOTHSTEIN, SHERIFF
CARBON COUNTY**