

IN THE COURT OF COMMON PLEAS OF CARBON COUNTY

# SHERIFF'S SALE

OF VALUABLE REAL ESTATE

Thursday, April 13th, 2017 at 11:00 A.M.

By virtue of a Writ of Execution No. 12-1590, issued by The Bank of New York Mellon fka The Bank of New York as Trustee for the Certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2005-7, out of the Court of Common Pleas of Carbon County, Pennsylvania, upon Judgment entered therein to No. 12-1590, there will be exposed to public sale and outcry on Thursday, April 13th, 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 real estate situate in the Township of Franklin County of Carbon and Commonwealth of Pennsylvania, being bounded and described, as follows, to wit:

TRACT NO. 1: BEGINNING at a post; Thence by land now or formerly of Peter Schaffer, South Seventy-four degrees (74 degrees) West, One Hundred and Fifty feet (150.00') to a post; THENCE by a certain alley, South Sixteen degrees (16 degrees) East, Fifty feet (50.00') to a post;

THENCE by land now or formerly of Joseph B. Seidel, North Seventy-four degrees (74 degrees) East, One Hundred and Fifty feet (150.00') to a post;

THENCE by a proposed road, North Sixteen degrees (16 degrees) West, Fifty feet (50.00') to the place of BEGINNING.

CONTAINING Seven Thousand Five Hundred Square Feet (7,500 square feet).

TRACT NO.2: BEGINNING at a post; Thence by a certain alley, South Sixteen degrees (16 degrees) East, Fifty feet (50.00') to a post;

THENCE by Lot No. 22. North Seventy-four degrees (74 degrees) East. One Hundred Fifty feet (150.00') to a post;

THENCE along a proposed road, North Sixteen degrees (16 degrees) West, Fifty feet (50.00') to a post;

THENCE by Lot No.20, above described , South Seventy-four degrees (74 degrees) West, One Hundred Fifty feet (150.00') to the place of BEGINNING.

CONTAINING Seven Thousand Five Hundred Square Feet (7500 square feet). It being the lot market No.21, on the plot or plan of lots laid out by Henry Boyer, Surveyor for Joseph B. Seidel.

Title to said premises is vested in David B. Miller and Jennifer L. Miller by Deed from David B. Miller, an individual, dated May 20, 2005 and recorded June 24, 2005 in Deed Book 1342, Page 43 et seq.

TAX I.D. #: 70E-11-82

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING

Seized and taken into execution as the property of David B. Miller, Jennifer L. Miller and United States of America c/o United States Attorney's Office for the Middle District of Pennsylvania at the suit of The Bank of New York Mellon fka The Bank of New York as Trustee for the Certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2005-7

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, April 23, 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 David B. Miller, Jennifer L. Miller and United States of America c/o United States Attorney's Office for the Middle District of Pennsylvania**

**Andrew L. Markowitz, Esq.**  
**McCabe, Weisberg and Conway**  
**123 S. Broad St., Suite 2080**  
**Philadelphia, PA 19109**

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