

IN THE COURT OF COMMON PLEAS OF CARBON COUNTY

SHERIFF'S SALE

OF VALUABLE REAL ESTATE

Friday, May 12th, 2017 at 11:00 A.M.

By virtue of a Writ of Execution No. 16-0753, issued by BAYVIEW LOAN SERVICING, LLC, out of the Court of Common Pleas of Carbon County, Pennsylvania, upon Judgment entered therein to No. 16-0753, there will be exposed to public sale and outcry on Friday, May 12th, 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 piece of ground situate in the Borough of Lehighton, County of Carbon and Commonwealth of Pennsylvania, being bounded and described as follows, to wit:

Beginning at a point on the Easterly side of North Twelfth Street, said point being located thirty feet (30.00'), measured at right angles to the centerline of Twelfth Street, from a point on the Twelfth Street centerline located two hundred twenty-four and seven tenths feet (224.7') Northwardly from the centerline of Mahoning Street; Thence by a line on the Easterly side of Twelfth Street, North degrees fifteen minutes East (N 03 degrees 15' E) eighty feet (80.00') to a point; Thence turning and running by land now or formerly of Edwin McGrail, South eighty-six degrees fifty-four minutes East (S. 86 degrees 54' E) one hundred eighteen and eight-tenths feet (118.8') to an iron pin; Thence turning and running South five degrees forty-five minutes East (S 05 degrees 45' E) sixty feet (60.00') to a point; Thence turning and running by land now or formerly of Randall Rodgers, South eighty-three degrees fifty-three minutes West (S 83 degrees 53' W) one hundred twenty-nine and nine-tenths feet (129.9') to the place of BEGINNING.

CONTAINING eight thousand six hundred forty-five square feet, (8,645 sq. ft.)

BEING THE SAME PREMISES which Joseph F. Sweeney and Loretta M. Sweeney, husband and wife by Deed dated August 16, 1999, recorded August 18, 1999 in the Carbon County Clerk's/Register's Office in Deed Book 841, Page 339, and granted and conveyed unto Pat F. Boni.

TAX PARCEL NO.: 84A5-29-C25.01

PROPERTY ADDRESS: 111 NORTH 12TH STREET LEIDGHTON, PA 18235

IMPROVEMENTS: A RESIDENTIAL DWELLING

Seized and taken into execution as the property of PAT F. BONI at the suit of BAYVIEW LOAN SERVICING, 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 22, 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 PAT F. BONI

Mattleman, Weinroth & Miller
Mattleman, Weinroth & Miller
401 Route 70
Cherry Hill, NJ 08034

ANTHONY C. HARVILLA, SHERIFF
CARBON COUNTY