

**IN THE COURT OF COMMON PLEAS OF CARBON COUNTY**

**SHERIFF'S SALE**

**OF VALUABLE REAL ESTATE**

**Friday, June 9th, 2017 at 11:00 A.M.**

By virtue of a Writ of Execution No. 16-1392, issued by The Bank of New York Mellon fka The Bank of New York, as Trustee for the certificate holders of the CWABS, Inc., Asset-Backed Certificates, Series 2007-9, out of the Court of Common Pleas of Carbon County, Pennsylvania, upon Judgment entered therein to No. 16-1392, there will be exposed to public sale and outcry on Friday, June 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 ONE:**

ALL THAT CERTAIN lot or piece of land shown as Lot No.36 on the plan of Stoney Ridge Estates situate in the Borough of Summit Hill, County of Carbon, State of Pennsylvania, bounded and described as follows:

BEGINNING at a point, said point being south eight degrees twelve minutes east (S 8° 12' E) forty feet (40.00') from the intersection of the extended east line of Elm Street and the extended south line of Tree Line Drive; thence by Lot No. 37 north eighty-one degrees forty-eight minutes east (N 81° 48' E) one hundred thirty feet (130.00') to a point; thence by Lot No. 39 south eight degrees twelve minutes east (S 8° 12' E) forty feet (40.00') to a point; thence by Lot No. 35 south eighty-one degrees forty-eight minutes west (S 81° 48' W) one hundred thirty feet (130.00') to a point; thence along the east line of Elm Street north eight degrees twelve minutes west (N 8° 12' W) forty feet (40.00') to the place of beginning. Containing five thousand two hundred square feet (5,200 S. F.)

SUBJECT to a five foot (5.00') wide drainage easement extending the full width of the lot along the easterly side of the property.

UNDER AND SUBJECT to all conveyances, instruments, agreements, easements, right of ways, licenses and documents of title, whether or not visible and whether or not permanent and whether or not recorded or appearing of record in the aforesaid Carbon County and whether or not the same have been lawfully acquired by user or condemnation or other proceedings for the laying out of roads or highways, which heretofore have been conveyed or granted to others by the party of the first part, its predecessors in title, its successors or assigns.

**TRACT TWO:**

ALL THAT CERTAIN LOT or piece of land shown as Lot No. 37 on the plan of Stoney Ridge Estates situate in the Borough of Summit Hill, County of Carbon, State of Pennsylvania, bounded and described as follows:

BEGINNING at a stake, said stake being South 8 degrees 12 minutes East 21.73 feet from the intersection of the extended East line of Elm Street and the extended South line of Tree Line Drive; thence along the East line of Elm Street South 8 degrees 12 minutes East 18.27 feet to an iron pin; thence by Lot No. 36 North 81 degrees 48 minutes East 130.00 feet to an iron pin; thence in whole or in part by Lot No. 39 and Lot No. 38 North 8 degrees 12 minutes West 58.27 feet to an iron pin; thence along the South line of Tree Line Drive South 73 degrees 48 minutes West 109.55 feet to an iron pin; thence on a curve to the left having a radius of 25 feet a distance of 35.78 feet to the place of BEGINNING.

CONTAINING 6291.54 square feet as shown on Drawing No. P0269, dated August 25, 1973, of Ronald M. Tirpak, P.E., attached to Deed Book No. 342, Page 668.

UNDER AND SUBJECT to the five (5') feet drainage easement as shown on the sketch attached to Deed Book No. 342, Page 668.

UNDER AND SUBJECT to the conditions and covenants or restrictions which conditions or restrictions shall run with the land, as contained in Deed Book No. 342, Page 668.

UNDER AND SUBJECT to the agreements, covenants, conditions, exceptions, restrictions, reservations, easements and rights of way as may appear in the record chain of title of the within conveyed premises.

BEING THE SAME PREMISES which William M. Frantz and Heather A. Frantz, by Deed dated 7/2/2007 and recorded 12/21/2007, in the Office of the Recorder of Deeds in and for the County of Carbon, in Deed Book 1651, Page 566, Instrument # 200715843, granted and conveyed unto William M. Frantz.

Parcel # 115B-54-A36,37

Seized and taken into execution as the property of William M. Frantz at the suit of The Bank of New York Mellon fka The Bank of New York, as Trustee for the certificate holders of the CWABS, Inc., Asset-Backed Certificates, Series 2007-9

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, June 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 William M. Frantz**

**SARAH K. MCCAFFERY, ESQ.**

**Shapiro and DeNardo**

**3600 Horizon Drive, Suite 150**

**King of Prussia, PA 19406**

**ANTHONY C. HARVILLA, SHERIFF**

**CARBON COUNTY**