

IN THE COURT OF COMMON PLEAS OF CARBON COUNTY

SHERIFF'S SALE

OF VALUABLE REAL ESTATE

Friday, January 13th, 2017 at 11:00 A.M.

By virtue of a Writ of Execution No. 16-2124, issued by HOMEBRIDGE FINANCIAL SERVICES, INC., out of the Court of Common Pleas of Carbon County, Pennsylvania, upon Judgment entered therein to No. 16-2124, there will be exposed to public sale and outcry on Friday, January 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 Lot No. 1, as shown on the Final Plan of the Minor Subdivision for Burnell J. Neff and David Hauser, as recorded in the Recorder of Deeds Office in Map Book 1, Page 832, in and for the County of Carbon, together with a two and one-half story frame dwelling constructed thereon, located along the westerly side of a forty (40) feet wide Kittatinny Road, leading from Traffic Route #895 to unopened Geoffrey Street, now a Dead End Road, in the Township of East Penn, County of Carbon and Commonwealth of Pennsylvania, being more fully bounded and described as follows:

BEGINNING at an iron pin along the westerly side of a forty (40) feet wide Kittatinny Road, leading from Traffic Route #895 to unopened Geoffrey Street, now a Dead End Road; said pin also marking a corner of Lot No. 2, thence extending along the northerly and easterly sides of Lot No. 2, the following two (2) courses and distances: (1) South forty-six (46) degrees forty-four (44) minutes (40) seconds West one hundred twelve and fifty hundredths (112.50) feet to a concrete monument, (2) North forty-four (44) degrees six (6) minutes fifty-two (52) seconds West one hundred fifteen (115.00) feet to an iron pin; thence extending along the southerly side of unopened forty (40) feet wide Geoffrey Street, North forty-six (46) degrees forty-four (44) minutes forty (40) seconds East one Hundred twelve and fifty hundredths (112.50) feet to an iron pin at intersection of the southerly side of Geoffrey Street with the westerly side of Kittatinny Street; thence extending along the westerly side of Kittatinny Street South forty-four (44) degrees six (06) minutes fifty-two (52) seconds East one hundred fifteen (155.00) feet to the place of BEGINNING.

The above description as surveyed by Vector R. Geiger, P.L.S., on November 5, 1985.

Being the same premises granted and conveyed unto Marshall E. Eldridge and Amanda Eldridge, husband and wife by deed from David Kemmerer and Jennifer L. Kemmerer, dated 6/13/2014 and recorded 6/16/2014 in Book 2113 Page 235.

PARCEL NUMBER(s): 71A-9-65

PREMISES: 93 North Kittatinny Road, Lehighton, PA 18235

Seized and taken into execution as the property of AMANDA ELDRIDGE, MARSHALL E. ELDRIDGE at the suit of HOMEBRIDGE FINANCIAL SERVICES, INC.

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, January 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 AMANDA ELDRIDGE, MARSHALL E. ELDRIDGE

Michael T. McKeever.
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701 Market Street
Philadelphia, PA 19106-1532

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