

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. 16-0549, issued by U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY, out of the Court of Common Pleas of Carbon County, Pennsylvania, upon Judgment entered therein to No. 16-0549, 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. 2 as shown on Final Plan of the Minor Subdivision for Michael Pathroff and Jean Pathroff, husband and wife, as recorded in Map Book 1, Page 461, in the Recorder of Deeds Office in and for the County of Carbon, located on the northerly side of blacktop Township Road #381, leading from Legislative Route #13009 to Township Road #400, in the Township of Mahoning, County of Carbon and Commonwealth of Pennsylvania, being more fully bounded and described as follows, to wit:

BEGINNING at a rail spike in the approximate of blacktop Township Road #381, leaving from Legislative Route #13009 to Township Road #400; said spike also marking the southeast corner of property now or formerly of Eugene L. Mertz; thence extending in and along the approximate middle of the public road, North 71 degrees 02 minutes East 220.00 feet to a rail spike; thence extending along Lot No. 1, residue property now or formerly of Michael Pathroff and Jean Pathroff, husband and wife, the following two (2) courses and distances: (1) North 21 degrees 46 minutes 30 seconds West, passing through an iron pin at 25.00 feet, a total distance of 220.00 feet to a concrete monument; (2) South 71 degrees 02 minutes West 220.00 feet to a concrete monument; thence extending along property now or formerly of Eugene L. Mertz, South 21 degrees 46 minutes 30 seconds East passing through an iron pin at 195.0 feet, a total distance of 220.00 feet to the place of BEGINNING.

CONTAINING 1.26 Acres of land, excepting 0.14 Acres in Township Road #381 R/W.

IMPROVED with a dwelling house erected thereon know as: 1352 TWIN CREST DRIVE LEHIGHTON, PA 18235

BEING THE SAME PREMISES WHICH Michael Pathroff and Diane C. Pathroff, his wife, by Deed dated 02/12/2015 and recorded 02/17/2015 in Carbon County Record Book 2152, Page 425, granted and conveyed unto Fredy Ayala.

Tax Parcel: 97-35-C5.03

Seized and taken into execution as the property of FREDY AYALA at the suit of U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY

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 FREDY AYALA

Leon P. Haller, Esq.
Purcell, Krug, and Haller
1719 North Front Street
Harrisburg, PA 17102-2392

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