

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. 16-0189, issued by THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATE HOLDERS OF CWABS, INC., ASSET BACKED CERTIFICATES, SERIES 2005-SD1, out of the Court of Common Pleas of Carbon County, Pennsylvania, upon Judgment entered therein to No. 16-0189, 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 piece, parcel or lot of land, situate in Penn Forest Township, Carbon County, Pennsylvania, and located in the development known as Pleasant Valley West, Section E, being Lot No. 489E on the filed or to be filed Drawing Number 2024A (6thStreet of seven sheets) of Ebco Associates, Inc., said plan known as FINAL PLAN, Pleasant Valley West, Section E, Lots 445 thru 570, said plan being filed at Jim Thorpe in the Office of the Recording of Deeds, in and for the County of Carbon in Map Book No. 1, page 228.

BEING known as Lot 489 on the above-mentioned plan.

BEING PARCEL ID NO. 49A-51-E489

BEING the same premises which Johanna Madigan, Administratrix of the Estate of Theresa Altamore a/k/a Theresa J. Altamore, by deed dated July 6, 2004 and recorded on July 7, 2004 in the Recorder of Deeds Office in and for Carbon County, Pennsylvania, in Deed Book 1243 Page 0377 and instrument number 200409107, granted and conveyed unto Johanna Madigan and Barbara Madigan, joint tenants with the right of survivorship.

Seized and taken into execution as the property of BARBARA MADIGAN, JOHANNA MADIGAN at the suit of THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATE HOLDERS OF CWABS, INC., ASSET BACKED CERTIFICATES, SERIES 2005-SD1

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 BARBARA MADIGAN, JOHANNA MADIGAN

STEPHEN M. HLADIK, ESQ.
Hladik, Onorato and Federman, LLP
298 Wissahickon Avenue
North Wales, PA 19545

ANTHONY C. HARVILLA, SHERIFF
CARBON COUNTY