

IN THE COURT OF COMMON PLEAS OF CARBON COUNTY

SHERIFF'S SALE

OF VALUABLE REAL ESTATE

Thursday, April 13th, 2017 at 11:00 A.M.

By virtue of a Writ of Execution No. 16-3462, issued by The Bank of New York Mellon Trust Company, National Association fka The Bank of New York Trust Company, N.A. as Successor to JPMorgan Chase Bank, as Trustee for Residential Asset Mortgage Products, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2004-Rz3, out of the Court of Common Pleas of Carbon County, Pennsylvania, upon Judgment entered therein to No. 16-3462, there will be exposed to public sale and outcry on Thursday, April 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 numbered 775 in the plan or plot of the Lehighon Land Company, situate on the East side of South Ninth Street in the Borough of Lehighon, Carbon County, Commonwealth of Pennsylvania, extending in width along said Ninth Street, forty (40) feet and extending eastwardly between parallel lines none hundred eighty-nine (189) feet and nine(9)inches to Birch Alley.

ALSO ALL THAT CERTAIN tract or piece of land situate in the Borough of Lehighon, County of Carbon and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

IT BEING the northern half of Lot No. 774 on the east side of Ninth Street, being twenty (20) feet in front on said Ninth Street and extending eastwardly of that width between parallel lines at right angles with said Ninth Street, one hundred eighty-nine (189) feet and nine (9) inches to Birch Alley.

CONTAINING three thousand seven hundred ninety-five (3,795) square feet.

Bounded on the north by Lot No. 775, on the east by Birch Alley, on the south by the other half of Lot No. 774 and on the west by Ninth Street.

TITLE TO SAID PREMISES IS VESTED IN Wayne C. Gaston, Jr. and Kelly R. Gaston, his wife, as tenants by entirety, by Deed from Helen D. Arner, by her duly appointed Attorney in Fact Bryon J. Arner, Dated 08/26/2004, Recorded 08/31/2004, in Book 1259, Page 0402.

Tax Parcel: 84A6-28-D3

Premises Being: 355 South 9th Street, Lehighon, PA 18235-1809

Seized and taken into execution as the property of Wayne C. Gaston, Jr., Kelly R. Gaston at the suit of The Bank of New York Mellon Trust Company, National Association fka The Bank of New York Trust Company, N.A. as Successor to JPMorgan Chase Bank, as Trustee for Residential Asset Mortgage Products, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2004-Rz3

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 Sunday, April 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 Wayne C. Gaston, Jr., Kelly R. Gaston

Phelan Hallinan Diamond & Jones, LLP
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ANTHONY C. HARVILLA, SHERIFF
CARBON COUNTY