

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. 16-2111, 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. 16-2111, 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:

ALL THAT CERTAIN lot or piece of ground with the improvements thereon erected, situate in the Borough of Palmerton, County of Carbon and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in a line running parallel to and two hundred and sixty-five (265) feet South of the southerly line of Lehigh Avenue, the said point being distant westwardly three hundred thirteen and 84/100 (313.84) feet from the westerly line of Third Street, the said Lehigh Avenue, and the said Third Street being shown and laid out on the Palmer Land Company's Plan or Plot of Palmerton (said Plan or plot of Palmerton being recorded in the Office for the Recording of Deeds in and for the said County of Carbon in Deed Book No. 56, page 718); thence westwardly parallel to said Lehigh Avenue, thirty-one (31) feet to a point; thence southwardly, at right angles, parallel to said Third Street, seventy-five (75) feet to a point; thence eastwardly at right angles, parallel to said Lehigh Avenue, thirty-one (31) feet to a point; thence northwardly at right angles, seventy-five (75) feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Patric O. Hettman, Jr., by Deed from Mark E. Hayman and Karen R. Hayman, h/w, Dated 08/29/2008, Recorded 09/02/2008, in Book 1715, Page 763.

Tax Parcel: 42A-48-J7

Premises Being: 251 Avenue B, Palmerton, PA 18071-1806

Seized and taken into execution as the property of Patric O. Hettman, Jr. 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, 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 Patric O. Hettman, Jr.

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