

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. 17-0175, issued by Ocwen Loan Servicing, LLC, out of the Court of Common Pleas of Carbon County, Pennsylvania, upon Judgment entered therein to No. 17-0175, 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 situated in East Penn Township, Carbon County Pennsylvania, bounded and described as follows:

BEGINNING at an iron pin on the north side of a proposed forty(40') foot wide street to be known or named Geoffrey Street; thence along said Geoffrey Street, South fifty-nine (59) degrees West, one hundred (100') feet to an iron pin; thence along Lot No. fifty-seven (57), land now or late of John L. Craig, et ux, intended to be conveyed to former grantees, hereof, North twenty-nine (29) degrees fifty- eight (58) minutes West, one hundred fifty-seven and thirty-eight hundredths (157.38') feet to a railroad spike in the center of the Township Road No.354 Spur; thence North forty-nine (49) degrees fifteen (15) minutes thirty (30) seconds East, in the middle of said Township Road, one hundred one and f01iy-two hundredths (101.42') feet to a pin in the middle of said Township road; thence South twenty-nine (29) degrees fifty-eight (58) minutes East, along Lot No. 54, now or late of Albert J. Bauer, et ux., one hundred seventy-four and fifty-five hundredths (174.55') feet to a point on the north side of Geoffrey Street, the place of beginning.

CONTAININ 16,596.50 square feet, and being that portion of Lot Nos. 55 and 56 which are south to Township Road No. 354 Spur. The aforementioned lot numbers are in accordance with the plan or plot prepared by Lehigh Engineering Company of Allentown, Pennsylvania, dated February 25, 1907, and revised February 24, 1908, and recorded in the Office for the Recording of Deeds for Carbon County in Book of Maps No. 1, page 29.

ALSO, ALL THAT CERTAIN piece of ground situated in East Penn Township, County Pennsylvania, bounded and described as follows:

BEGINNING at a point in Township Road No. 354 Spur; thence by Lot No. 59 by land now or late of Harold Schoch and passing through an iron pin at distances of thilty-nine and seven-tenths (39.7') feet, seventy-six and one-tenth (76.1') feet, South thirty-two (32) degrees fifteen (15) minutes East, a total distance of one hundred twenty-five and nine-tenths (125.9') feet to an iron pin; thence along the northerly side of an unused street known as Geoffrey Street, No1th fifty-seven (57) degrees forty-five (45) minutes East, one hundred (100.00') feet to an iron pin; thence by Lot No. 56, land now or late of Albeit Bauer, North thirty-two (32) degrees fifteen (15)minutes West, one hundred fifty-eight and six- tenths (158.6') feet to a point in the aforementioned Township Road; thence by a line in this same road, South thilty-nine (39) degrees f01ty-three (43) minutes West, one hundred five and two-tenths (105.2') feet to the place of beginning.

CONTAINING fourteen thousand two hundred twenty-five (14,225) square feet.

PARCEL ID 71A-9-98

BEING KNOWN AS 66 Hidden Spur Road, Lehighton, PA 18235

Fee Simple Title Vested in Bradley R. Johnson, as sole owner by deed from, Richard W. Hunsicker, dated6/30/2005, recorded 7/1/2005, in the Carbon County Recorder of deeds in Deed Book 1344, Page 866, as Instrument No. 200508018.

Seized and taken into execution as the property of Bradley R. Johnson at the suit of Ocwen Loan Servicing, LLC

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 Bradley R. Johnson

Stern and Eisenberg, PC
Stern and Eisenberg, PC
1581 Main St. Suite 200
Warrington, PA 18976

ANTHONY C. HARVILLA, SHERIFF

CARBON COUNTY