

IN THE COURT OF COMMON PLEAS OF CARBON COUNTY

SHERIFF'S SALE

OF VALUABLE REAL ESTATE

Friday, July 14th, 2017 at 11:00 A.M.

By virtue of a Writ of Execution No. 17-0366, issued by LAKEVIEW LOAN SERVICING, LLC, out of the Court of Common Pleas of Carbon County, Pennsylvania, upon Judgment entered therein to No. 17-0366, there will be exposed to public sale and outcry on Friday, July 14th, 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 parcel of land situate in the Township of Towamensing, County of Carbon and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin on the Southerly line of T.R. 437, a common corner of Lots Nos. 21 and 22 as shown on a Plan titled \"Section 5, Beltzville Lakeview Acres, Franklin D. Longenbach et al., Owner and Developer\", dated July 17, 1981, prepared by Robert G. Beers, R.S. No. 23669-E, and recorded October 5, 1981 in Map Book 1, Page 576; thence by said Lot No. 21 South 30 degrees 23 minutes 00 seconds East 300.99 feet to an iron pin on the Northerly line of Lot No. 50, Section 5; thence by said Lot No. 50 and by Lot No. 49 South 59 degrees 37 minutes 00 seconds West 150.00 feet to an iron pin; thence by Lot No. 23 North 30 degrees 23 minutes 00 seconds West 300.39 feet to an iron pin on the aforementioned Southerly line of T.R. No. 437; thence along said Southerly line of T.R. No. 437 North 58 degrees 58 minutes 33 seconds East 104.27 feet to a point; thence by the same North 60 degrees 19 minutes 10 seconds East 45.73 feet to the place of Beginning.

CONTAINING 1.037 acres of land and being Lot No. 22 as shown on the above described Plan.

UNDER AND SUBJECT to conditions, covenants, reservations, restrictions, rights of way, easements, exceptions, etc. as cited in the Record Chain of Title.

Property address: 720 Station Street, Lehighton, PA 18235

Tax ID: 26D 56 C22

Being the same premise granted and conveyed unto Coleman Fox by deed from Donald Madden and Judith A. Diehl, husband and wife, dated June 11, 2010 and recorded June 14, 2010 as Instrument Number 201004364, in Book 1843 Page 759, of Official Records.

Seized and taken into execution as the property of COLEMAN FOX at the suit of LAKEVIEW 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, July 24, 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 COLEMAN FOX

Michael T. McKeever
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ANTHONY C. HARVILLA, SHERIFF
CARBON COUNTY