

IN THE COURT OF COMMON PLEAS OF CARBON COUNTY

# SHERIFF'S SALE

OF VALUABLE REAL ESTATE

Friday, December 8th, 2017 at 11:00 A.M.

By virtue of a Writ of Execution No. 16-3036, issued by HSBC Bank USA, National Association as trustee for MASTR Reperforming Loan Trust 2005-1, out of the Court of Common Pleas of Carbon County, Pennsylvania, upon Judgment entered therein to No. 16-3036, there will be exposed to public sale and outcry on Friday, December 8th, 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 situate on the Southwardly side of Second Street in the Borough of Weatherly, County of Carbon, and Commonwealth of Pennsylvania, and numbered on the Plan of the extension of the town plot of Weatherly on lands no or late of Asa Parker No. 57.

CONTAINING in front or breadth on Second Street 33 feet and extending Southwardly of that breadth between parallel lines at right angles with said street in length or depth 155 feet. Bounded Northwardly by Second Street, Eastwardly by Lot No. 59, Southwardly by Center Alley and Westwardly by Lot No. 55.

IMPROVED with residential dwelling having the street address of 214 Second Street, Weatherly, PA 18255

BEING THE SAME PREMISES which Michael W. Ziegler and Mary E. Ziegler, husband and wife, by Deed Dated 4/20/2000 and Recorded 4/26/2000, in the Office of the Recorder of Deeds in and for the County of Carbon, in Deed Book 877, Page 364, granted and conveyed unto Robert J. Decker.

Parcel # 102A1-58-H4

Seized and taken into execution as the property of Robert J. Decker at the suit of HSBC Bank USA, National Association as trustee for MASTR Reperforming Loan Trust 2005-1

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, December 18, 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 Robert J. Decker**

**Christopher DeNardo, Esq.  
Shapiro and DeNardo  
3600 Horizon Drive, Suite 150  
King of Prussia, PA 19406**

**ANTHONY C. HARVILLA, SHERIFF  
CARBON COUNTY**