

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. 16-1116, issued by The Bank of New York Mellon f/k/a The Bank of New York as successor trustee for JPMorgan Chase Bank, N.A., as Trustee for the benefit of the Certificateholders of Popular ABS, Inc. Mortgage Pass-Through Certificates Series 2006-B, out of the Court of Common Pleas of Carbon County, Pennsylvania, upon Judgment entered therein to No. 16-1116, 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:

THE SURFACE OF ALL THAT CERTAIN LOT or piece of land appurtenant to house numbered four hundred two (402) and being the northerly half of lot numbered one hundred forty-three situate on the southerly side of East Patterson Street in the Borough of Lansford, County of Carbon, Commonwealth of Pennsylvania, containing in front or breadth along East Patterson Street thirty-nine and twelve hundredths (39.12') feet and extending of that width or breadth between parallel lines perpendicular to East Patterson Street southwardly seventy-five (75') feet to the southerly half of lot numbered one hundred forty-three (142); easterly line passing though the centerline of the partition wall between houses numbered four hundred two (402) and four hundred four (404).

Bounded northwardly by East Patterson Street; eastwardly by lot numbered one hundred forty-five (145); southwardly by the southern half of lot numbered one hundred forty-three (143); and Westwardly by Powell Street.

BEING KNOWN AS: 402 East Patterson Street, Lansford, PA 18232

PROPERTY ID NO.: 122A4-22-L20

TITLE TO SAID PREMISES IS VESTED IN Gerald S. Matika and Meredith Matika, his wife BY DEED FROM Harleysville National Bank & Trust Company, Successor to Citizens National Bank, a national banking institution DATED 09/09/2004 RECORDED 09/17/2004 IN DEED BOOK 1264 PAGE 0554 OR AT INSTRUMENT NUMBER.

Seized and taken into execution as the property of Gerald S. Matika and Meredith Matika at the suit of The Bank of New York Mellon f/k/a The Bank of New York as successor trustee for JPMorgan Chase Bank, N.A., as Trustee for the benefit of the Certificateholders of Popular ABS, Inc. Mortgage Pass-Through Certificates Series 2006-B

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 Gerald S. Matika and Meredith Matika

ELIZABETH L. WASSALL, ESQ.

Udren Law Offices, P.C.

Woodcrest Corp. Ctr. 111 Woodcrest Road, Ste. 200

Cherry Hill, NJ 08003

ANTHONY C. HARVILLA, SHERIFF

CARBON COUNTY