

IN THE COURT OF COMMON PLEAS OF CARBON COUNTY

# SHERIFF'S SALE

OF VALUABLE REAL ESTATE

Friday, August 11th, 2017 at 11:00 A.M.

By virtue of a Writ of Execution No. 16-2463, issued by Ditech Financial LLC, out of the Court of Common Pleas of Carbon County, Pennsylvania, upon Judgment entered therein to No. 16-2463, there will be exposed to public sale and outcry on Friday, August 11th, 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:

Land situated in the Borough of Lansford, in the County of Carbon, State of Pennsylvania is described as follows:

All that certain lot or piece of ground situate on the North side of West Ridge street in the Borough of Lansford, Carbon County, Pennsylvania, and numbered in the plan or plot thereof 27, containing in front or breadth on said West Ridge Street 29 feet and extending of that width Northwardly between parallel lines at right angles to said West Ridge Street 75 feet to the Northern half of said lot numbered 27. Bounded Northwardly by the Northern 1/2 of said lot numbered 27, Eastwardly by lot numbered 25, Southwardly by said West Ridge Street and Westwardly by lot numbered 29.

Commonly known as: 239 W Ridge Street, Lansford, PA 18232

TITLE TO SAID PREMISES IS VESTED IN Jonathan Feisel and Ralston Hedrick, by Deed from Shirley Rozins, a married woman, Dated 07/02/2007, Recorded 11/27/2007, in Book 1644, Page 568.

Tax Parcel: 122A1-25-B33

Premises Being: 239 West Ridge Street, Lansford, PA 18232-1113

Seized and taken into execution as the property of Jonathan Feisel, Ralston Hedrick at the suit of Ditech Financial 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, August 21, 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 Jonathan Feisel, Ralston Hedrick**

**Phelan Hallinan Diamond & Jones, LLP**  
**Phelan Hallinan Diamond & Jones, LLP.**  
**1617 JFK Boulevard, Suite 1400**  
**Philadelphia, PA 19103**

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