

IN THE COURT OF COMMON PLEAS OF CARBON COUNTY

SHERIFF'S SALE

OF VALUABLE REAL ESTATE

Friday, October 13th, 2017 at 11:00 A.M.

By virtue of a Writ of Execution No. 17-0385, issued by Pingora Loan Servicing, LLC, out of the Court of Common Pleas of Carbon County, Pennsylvania, upon Judgment entered therein to No. 17-0385, there will be exposed to public sale and outcry on Friday, October 13th, 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 THE FOLLOWING described tract or piece of land situate in the Township of Lower Towamensing, County of Carbon, State of Pennsylvania, bounded on the North by Avenue "B", on the East by Third Street, on the South by land of Palmer Land Company, and on the West by land of the Estate of Truxton S. Griffin, and being otherwise described as follows, to wit:

BEGINNING at an iron pin, approximately in the middle of Third Street, and marking the Northeast corner of land heretofore conveyed by William R. Longshore to Truxton S. Griffin, said iron pin also identified by the Palmerton Borough Coordinate system as North One plus 47.37 West, 45 plus 4.43; thence following the line dividing the Borough of Palmerton from the said Lower Towamensing Township in the said Third Street, and by land of the Palmer Land Company, South 33 degrees 25 minutes East, 136.28 feet to an iron pin in the Easterly side of Third Street, and marking the Northwest corner of land of Palmerton Disposal Company; thence following the Borough- Township line, continuing in Third Street, and by land of the Disposal Company, the following two courses and distances: (1) South 33 degrees 25 minutes East 42.58 feet to an iron pin, in the Easterly portion of Third Street, and (2) South 51 degrees 10 minutes East, 353.1 feet to an iron pin and marking the Southwest corner of said land of the Disposal Company and a corner to other land of Palmer Land Company; thence by said land, South 64 degrees 38 minutes 20 seconds East, 132.47 feet to a point; thence by the same South 35 degrees 30 minutes East 36.3 feet to a point; thence by the same, South one degree East 34.65 feet to a point; thence by the said Third Street but continuing along land of Land Company South 71 degrees 20 minutes West 150.15 to an iron pin; thence by same, South 79 degrees West 210.37 feet to an iron pin; thence by same South 54 degrees 15 minutes West 166.03 feet to an iron pin; marking the Northwest corner of land of the Land Company; thence by land of Estate of Truxton S. Griffin, North 19 degrees 5 minutes West through an iron pin on line at 272.8 feet which iron pin is on the Northerly side of the roadway leading Northwardly from Third Street across the herein described, to the residence of the Griffin Estate, 640 feet to an iron pin in the line dividing Palmerton Borough and Lower Towamensing Township; thence following the Borough-Township line and along the Southerly side of Avenue "B", North 67 degrees 57 minutes East, 191.83 feet to the place of BEGINNING.

CONTAINING 4.8052 acres as surveyed on October 1946, by M. E. Boyer, R.P.E. #1455.

LESS AND EXPECTING a deed from Myles E. Young, widower, to Susan Harleman, dated August 31, 2004 and recorded October 6, 2004 and more fully described in Deed Book 1269 Page 873 (erroneously omitted from Deed Book 1315 Page 486 and Deed Book 2065 Page 675).

Title to said premises is vested in Corine Leshner and Matthew R. Leshner by deed from Samuel Young and Deborah A. Young, agents for Myles E. Young, by virtue of a Power of Attorney, dated 8/21/13 dated January 12, 2015 and recorded January 15, 2015 in Deed Book 2147, Page 914 Instrument Number 201500270.

TAX I.D. #: 42-33-B2

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING

Seized and taken into execution as the property of Corine Leshner and Matthew R. Leshner at the suit of Pingora 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, October 23, 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 Corine Leshner and Matthew R. Leshner

Lauren M. Moyer, Esq.
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**ANTHONY C. HARVILLA, SHERIFF
CARBON COUNTY**