

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. 15-1377, issued by Lehigh Area School District, out of the Court of Common Pleas of Carbon County, Pennsylvania, upon Judgment entered therein to No. 15-1377, 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 THOSE TWO CERTAIN Lots or Pieces of ground situate in the Township of Franklin, County of Carbon and Commonwealth of Pennsylvania, being bounded and described as follows , to wit:

PARCEL NO. 1:

BEGINNING at a post; thence along a public road leading from Big Creek to Weissport, South sixty-three and one-half degrees West (S. 63 ½ deg. W.) fifty (50.00') feet to a post; thence by land now or late of Adam Eaches, North twenty-six and one-half degrees West (N. 26 ½ deg. W.) one hundred seventeen (117') feet to a post; thence by the same, North sixty-three and one-half degrees East (N. 63 ½ deg. E.) fifty (50.00') feet to a post; thence by land now or late of Jacob K. Rickert, South twenty-six and one-half degrees East (S. 26 ½ deg. E.) one hundred seventeen (117') feet to the place of BEGINNING.

CONTAINING five thousand eight hundred fifty (5,850) square feet.

PARCEL NO. 2:

BEGINNING at a stake in a public road; thence by land now or late of George Miller, North forty-four and one-half degrees West (N. 44 ½ deg. W.) one hundred and twenty-one (121') feet to a post; thence by land now or late of Adam Eaches, South sixty-three and one-half degrees West (S. 63 ½ deg. W.) fifty (50.00') feet to a post; thence by land now or late of Frank P. Nicholson, South twenty-six and one-half degrees East (S. 26 ½ deg. E.) one hundred seventeen (117') feet to a post in a public road; thence along said public road, North sixty-three and one-half degrees East (N. 63 ½ deg. E.) eighty-three (83.00') feet to the place of BEGINNING. CONTAINING seven thousand seven hundred eighty (7,780) sq. feet.

ALSO ALL THAT CERTAIN plot or piece of ground situate on the northerly side of a public road leading from Big Creek to Weissport, bounded and described as follows:

BEGINNING at the southwest corner of other lands now or late of Helen R. Wentz and Arthur F. Graver, Jr.; thence along said road, South sixty-three degrees thirty minutes West (S. 63 deg. 30' W.) one hundred (100') feet to a point; thence along other lands now or late of Earl Schoenberger, et ux., North twenty-six degrees thirty minutes West (N. 26 deg. 30' W.) one hundred seventeen (117') feet to a point; thence along the same, North sixty-three degrees thirty minutes East (N. 63 deg. 30' E.) one hundred (100') feet to the northwest corner of other lands now or late of Helen R. Wentz and Arthur F. Graver, Jr.; thence along the same, South twenty-six degrees thirty minutes East (S. 26 deg. 30' E.) one hundred seventeen (117') feet to the place of BEGINNING.

It is intended that the northerly line should be the southerly line of a public alley.

CONTAINING eleven thousand seven hundred (11,700) square feet.

The improvements thereon: Residential Property

Carbon County Tax Parcel No.: 70D-II-75

Deed Book: 548 Deed Page: 661

Seized and taken into execution as the property of Timothy Zimmerman, Administrator of the Estate of Elaine Zimmerman at the suit of Lehigh Area School District

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 Timothy Zimmerman, Administrator of the Estate of Elaine Zimmerman**

**DAVID D. DUGAN, ESQ.**  
**Portnoff Law Associates, Ltd.**  
**1000 Sandy Hill Rd., Suite. 150**

Norristown, PA 19041

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