

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. 15-2954, issued by Lehigh Area School District, out of the Court of Common Pleas of Carbon County, Pennsylvania, upon Judgment entered therein to No. 15-2954, 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 pieces or parcels of land situate in the Township of East Penn, County of Carbon and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

No. 1. BEGINNING at an iron pin on the South side of the Public Highway leading from Andreas to Ben Salem Church; thence, partly by land of Leland Smith and partly by land of James R. DeLong, South 14 degrees 50 minutes East, 668 feet to an iron pin; thence by land of Leland Smith, South 44 degrees 15 minutes East, 625 feet to an iron pin; thence by land of Jonas Andreas, South 65 degrees West, 239 feet to an iron pin; thence by land of Jacob Wertman, South 74 degrees West, 702 feet to a stone; thence by land of William Beck, North 14 degrees 45 minutes West, 1,309 feet to an iron pin on the North side of said Public Highway; thence in and along said Highway, North 79 degrees 20 minutes East, 558.8 feet to an iron pin on the South side of said Highway; thence by land of Leland Smith, North 75 degrees East, 66 feet to the place of BEGINNING.

CONTAINING 20.8 acres.

No. 2. BEGINNING at a set stone on the dividing line of William Wehr and Leland R. Smith property, on the South side of the Public Road leading from Andreas to Ben Salem Church, and on the course South 14 degrees 50 minutes East, 218 feet to the place of BEGINNING; thence by land of Leland R. Smith, North 76 degrees 25 minutes East, 700 feet to a set stone; thence by the same, South 14 degrees 50 minutes East, 450 feet to a set stone; thence by the same, South 76 degrees 25 minutes West, 700 feet to a set stone; thence by land of William Wehr, North 14 degrees 50 minutes West, 450 feet to the place of BEGINNING.

CONTAINING 7.229 acres and known as 1777 Ben Salem Road, Andreas, PA 18211.

Carbon County Tax Parcel No.: 99-8-B24

The improvements thereon: Commercial Property

Deed Book: 1909 Deed Page: 559

Seized and taken into execution as the property of Churchview Downs, L.L.C. 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 Churchview Downs, L.L.C.**

**DAVID D. DUGAN, ESQ.**  
**Portnoff Law Associates, Ltd.**  
**1000 Sandy Hill Rd., Suite. 150**  
**Norristown, PA 19041**

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