

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. 15-2405, issued by Lehigh Area School District, out of the Court of Common Pleas of Carbon County, Pennsylvania, upon Judgment entered therein to No. 15-2405, 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 THAT CERTAIN tract or piece of land situate in the Township of Franklin, County of Carbon and Commonwealth of Pennsylvania, being bounded and described as follows, to wit:

BEGINNING at an iron pin in an old stone corner, said corner being common to land now or formerly of Harold A. Correll and on line of land now or formerly of Allen P. Smith; Thence by land now or formerly of Allen P. Smith, North eighteen degrees (18) thirty minutes (30') West, four hundred ninety-five feet (495') to a R.R. Spike on the Easterly side of Legislative Route No. 13011; Thence in and along said route North twenty-nine degrees (29) thirty minutes (30') East, one hundred thirty-two and twenty-three one-hundredths feet (132.23') to a R.R. Spike on the Easterly side of said route; Thence by same North two degrees (2) forty-five minutes (45') West, two hundred seventy-seven and eighty-six one-hundredths feet (277.86') to a Railroad Spike on the Easterly side of said route; Thence by land now or formerly of Allen P. Smith and passing through an iron pin North eighty-two degrees (82) thirty minutes (30') East, three hundred twenty-seven and fifty-four one-hundredths feet (327.54') to a point in the center of Sawmill Run, said iron pin being South eighty-two degrees (82) thirty minutes (30') West, twenty-four and thirty-nine one-hundredths feet (24.39') from said point; Thence by land now or formerly of Harold A. Correll and in and along Sawmill Run, South five degrees (5) East, four hundred eighteen and seventy-four one-hundredths feet (418.74') to an iron pin on the Westerly bank of Sawmill Run; Thence by same South seventeen degrees (17) East, thirty-five and fifty-six one-hundredths feet (35.56') to an iron pin on line of land of The Pennsylvania Turnpike Commission, the following four (4) courses and distances: (1) South twenty-five degrees (25) thirty-eight minutes (38') West, thirty-four and eighty-one one-hundredths feet (34.81') to an iron pin; (2) South thirty degrees (30) thirty-three minutes (33') West, one hundred feet (100') to an iron pin; (3) South eighteen degrees (18) twenty-three minutes (23') West, three hundred eight and ninety-six one hundredths feet (308.96') to an iron pin; and (4) South thirty-three degrees (33) forty-eight minutes (48') West, eighteen feet (18') to an iron pin; Thence by land now or formerly of Harold A. Correll, South seventy-three degrees (73) fifteen minutes (15') West, ninety-seven and fourteen one-hundredths feet (97.14') to the place of BEGINNING.

CONTAINING five and nine hundred forty-six one-thousandths acres (5.946 A.), and including a perpetual easement to The Pennsylvania Turnpike Commission, its successors or nominees, for a channel change of Sawmill Run, as shown on Drawing No. P0119 dated May 15, 1971, by Ronald M. Tirpak, Registered Professional Engineer, attached to prior Deed and recorded in Carbon County Deed Book 317, at page 214.

The improvements thereon: Residential Property

Carbon County Tax Parcel No.: 54-12-B8

Deed Book: 1203 Deed Page: 263

Seized and taken into execution as the property of Crystal M. Rakowski, James C. Simmons, IV Joseph T. Simmons, Sherri A Simmons 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 Crystal M. Rakowski, James C. Simmons, IV Joseph T. Simmons, Sherri A Simmons

DAVID D. DUGAN, ESQ.
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ANTHONY C. HARVILLA, SHERIFF
CARBON COUNTY