

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. 14-1710, issued by Panther Valley School District, out of the Court of Common Pleas of Carbon County, Pennsylvania, upon Judgment entered therein to No. 14-1710, 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:

THE SURFACE ONLY of all that certain triangular shaped piece of land situate in the Borough of Summit Hill, County of Carbon, and Commonwealth of Pennsylvania, bounded Northwardly by a certain unnamed Twenty (20') Feet wide alley; Eastwardly by land now or formerly of Paul E. Troeder and Alyce L. Troeder, his wife; and Southwardly by the arc of a curve of the Northeasterly right-of-way line of State Highway Route #510, as shown shaded in red on The Lehigh Coal and Navigation Company Plan L1230 dated June 11, 1953, attached to Deed dated March 10, 1960, between the Lehigh Coal and Navigation Company and Paul P. Troeder.

ALSO, ALL THAT CERTAIN lot or piece of land situate on the Northerly side of East Lehigh Street in the Borough of Summit Hill, County of Carbon, and Commonwealth of Pennsylvania, more fully described as follows: Containing in front or breadth along Northerly line of East Lehigh Street Seventy (70') Feet and extending of that width or breadth between parallel lines perpendicular to East Lehigh Street Northwardly One Hundred Twenty-five (125') Feet to Southerly line of a Twenty (20') Feet wide alley. Bounded Northwardly by aforesaid alley, Eastwardly by other land now or formerly of Allentown Prefabricators, Inc., Southwardly by East Lehigh Street and Westwardly by Easterly line of Pine Street extending Northwardly.

The improvements thereon: Residential Property

Carbon County Tax Parcel No.: 115A-54-H3

Deed Book: 1490 Deed Page: 89

Seized and taken into execution as the property of Larry M. Scotto, United States of America at the suit of Panther Valley 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 Larry M. Scotto, United States of America

ROBERT P. DADAY, ESQ.
Portnoff Law Associates, Ltd.
1000 Sandy Hill Rd., Suite. 150
Norristown, PA 19041

ANTHONY C. HARVILLA, SHERIFF
CARBON COUNTY