

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. 15-2081, issued by Lehigh Area School District, out of the Court of Common Pleas of Carbon County, Pennsylvania, upon Judgment entered therein to No. 15-2081, 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 Lot No.1, as shown on the Final Plan of the Minor Subdivision for Jane K. Schieicher, dated February 25, 2000, Sheet 1 of 2, and 2 of 2, as recorded in the Recorder of deeds Office in and for the County of Carbon, in Map Book Volume 3, Page 176, together with a two and one-half story frame dwelling, 1 story frame dwelling, frame barn and frame sheds constructed thereon, located along the northerly side of East Lizard Creek Road, S.R. #0895, leading from West Bowmans to Ashfield and along the westerly side of Smithlane Road, T-338, leading from East Lizard Creek Road, S.R. #0895, to Dinkey Road, S.R. #3011, situate in the Township of East Penn, County of Carbon, and Commonwealth of Pennsylvania, being more fully bounded and described, in accordance with a survey performed by Victor R. Geiger, PLS, as follows, to wit:

BEGINNING at a point in the middle of East Lizard Creek Road, S.R. #0895, leading from West Bowmans to Ashfield; said point also marking the southwest corner of herein described Lot No. 1; and also marking the southeast corner of property of Melvin C. Balliet and Patricia G. Balliet, his wife, in Deed Book Volume 295, Page 106; thence extending along the property of Melvin C. Balliet and Patricia G. Balliet, his wife, the following two (2) courses and distances: (1) North four (04) degrees thirty-nine (39) minutes fifty-two (52) seconds West, passing through an iron pin found at twenty-five and fifty-six hundredths (25.56) feet, a total distance of two hundred seventy-eight and fifty-four hundredths (278.54) feet to an iron pipe found. (2) South seventy-six (76) degrees five (05) minutes thirty-three (33) seconds West, one hundred forty-nine and seventy-two hundredths (149.72) feet to a concrete monument found; thence extending along the property of Melvin C. Balliet and Patricia G. Balliet, his wife, in Deed Book Volume 563, Page 909, and Majorie Balliet in Deed Book Volume 535, Page 959, South seventy-six (76) degrees four (04) minutes thirty-eight (38) seconds West, passing through an iron pin found at two hundred nine and seventy hundredths (209.70) feet, a total distance of two hundred seventy-four and seventy-seven hundredths (274.77) feet to an iron pin found; thence continuing along property of Majorie Balliet, in Deed Book Volume 535, Page 959, the following two (2) courses and distances: (1) North one (01) degree thirty-eight (38) minutes thirty-two (32) seconds West, four hundred ninety-three and no hundredths (493.00) feet to a point. (2) South eighty-eight degrees one (01) minute no (00) seconds West, thirty-three and no hundredths (33.00) feet to an iron pin found; thence extending along the Luella M. Balliet Estate, in Deed Book Volume 163, Page 636, North one (01) degree fifty-nine (59) minutes no (00) seconds West, ten hundred forty-eight and seventy-five hundredths (1048.75) feet to a concrete monument found; thence extending along property of John A. Frey and Jane D. Frey, his wife, in Deed Book Volume 310, Page 177, South seventy-seven (77) degrees thirteen (13) minutes twenty-five (25) seconds East, four hundred sixty -six and forty two hundredths (466.42) feet to an iron pipe found; thence extending along the property of LeRoy H. Aden, in Deed Book Volume 457, Page 918, the following three (3) courses and distances: (1) South forty-two (42) degrees four (04) minutes thirty (30) seconds East, one hundred forty-two and twenty hundredths (142.20) feet to an iron pin found. (2) South three (03) degrees thirty (30) minutes no (00) seconds East, two hundred sixty-six and twenty-eight hundredths (266.28) feet to an iron pin found. (3) North sixty-four (64) degrees thirty-two (32) minutes fifteen (15) seconds East, crossing a small stream, four hundred thirty-nine and twelve hundredths (439.12) feet to an iron pin set; thence extending along Lot No 2, intended to be conveyed to Leslie Schleicher, the following ten (10) courses and distances: (1) South twenty four (24) degrees twenty-nine (29) minutes forty-eight (48) seconds East, one hundred thirty three and thirty hundredths (133.30) feet to a point. (2) South eight (08) degrees twenty-nine (29) minutes twenty-two (22) seconds East, forty-six and no hundredths (46.00) feet to a point (3) South thirty-one (31) degrees sixteen (16) minutes fifty-seven (57) seconds West, forty-six and fifty-one hundredths (46.51) feet to a point. (4) South twelve (12) degrees sixteen (16) minutes forty-one (41) seconds East, fifty-five and twenty hundredths (55.20) feet to a point. (5) South two (02) degrees forty-one (41) minutes fifty-six (56) seconds West, sixty and twenty eight hundredths (60.28) feet to a point. (6) South eleven (11) degrees forty-three (43) minutes two (02) seconds West, forty-four and seventy-eight hundredths (44.78) feet to a point. (7) South eighteen (18) degrees twenty-four (24) minutes thirty (30) seconds West, seventy five and forty-three hundredths (75.43) feet to a point. (8) South thirty-one (31) degrees ten (10) minutes twenty-Six (26) seconds West, one hundred fifty-four and fifty hundredths (154.50) feet to a point. (9) South five (05) degrees twenty-nine (29) minutes fourteen (14) seconds East, fifty- two and forty-five hundredths (52.45) feet to a concrete monument set (10) North sixty-nine (69) degrees fifteen (15) minutes no (00) seconds East, passing through a concrete monument found at three hundred fifty-seven and eight-six hundredths (357.86) feet, a total distance of three hundred seventy and twenty-four hundredths (370.24) feet to an iron pin set on the westerly side of Smithlane Road, T-338; leading from East Lizard Creek Road, S.R. #0895, to Dinkey Road, S.R. #3011, thence extending in and along the westerly side of Smithlane Road, T-338, South twenty (20) degrees sixteen (16) minutes thirty (30) seconds East, one hundred ninety and fifty- nine hundredths (190.59) feet to a point on the westerly side of Smithlane Road; thence extending along the northerly side of Lot No 3, intended to be conveyed to Edward J. Weiss and Louise M. Weiss, his wife, South sixty-nine (69) degrees fifteen (15) minutes no (00) seconds West, passing through an iron pin set at eleven and ninety-two hundredths (11.92) feet, a total distance of two hundred twenty-nine and ninety hundredths (229.90) feet to an iron pin set; thence continuing along the westerly side of Lot No. 3, and property of Edward J. Weiss and Louise M. Weiss, his wife, in Deed Book Volume 423, Page 493, South twenty (20) degrees twenty (20) minutes forty-five (45) seconds East, passing through an iron axle found at fifteen and no hundredths (15.00) feet, a total distance of two hundred seventy-seven and sixty hundredths (277.60) feet to an iron pin found; thence extending along property of Gary R. Frantz, in Deed Book

Volume 724, Page 197, and Audrey Schleicher, in Deed Book Volume 317, Page 605, South sixty-six (66) degrees seven (07) minutes no (00) seconds West, passing through an iron pin found at one hundred seventeen and forty-six hundredths (117.46) feet, a total distance of two hundred seventy-two and ninety seven hundredths (272.97) feet to an iron pin set; thence continuing along property of Audrey Schleicher, in Deed Book Volume 317, Page 605, South eight (08) degrees twenty-four (24) minutes forty (40) seconds East, seven and seventy-one hundredths (7.71) feet to a point; thence extending along property of Audrey Schleicher, in Deed Book Volume 151, page 680, the following three (3) courses and distances: (1) South eighty (80) degrees twenty-six (26) minutes twenty-nine (29) seconds West, sixty and no hundredths (60.00) feet to a point (2) South seventeen (17) degrees thirty-six (36) minutes twenty-nine (29) seconds West, one hundred twenty-two and no hundredths (122.00) feet to a point. (3) South six (06) degrees four (04) minutes fifty-seven (57) seconds West, one hundred thirty-five and forty-five hundredths (135.45) feet to a point in the middle of East Lizard Creek Road, S.R. #0895; thence extending in and through the middle of East Lizard Creek, S.R. #0895, the following two (2) courses and distances: South eighty (80) degrees one (01) minute twenty- nine (29) seconds West, a two hundred three and twenty-seven hundredths (203.27) feet to a point. (2) extending along a Curve deflecting to the left with a radius of forty-one hundred fourteen and fifty-five hundredths (4154.55) feet, a central angle of one (01) twenty-seven (27) minutes forty-three (43) seconds, and an arc length of one hundred four and ninety-eight hundredths (104.98) feet to the place of Beginning.

CONTAINING 31.251 Acres of land, excepting and reserving 0.336 Acres within the existing and proposed extended right-of-way line of Smithlane Road, T-338, to East Penn Township for road purposes, and the area within the existing and proposed extended right-of-way of East Lizard Creek Road, S.R. #0895 to the Pennsylvania Department of Transportation for road purposes, leaving a net area of 30.916 Acres of land.

The improvements thereon: Residential Dwelling

The improvements thereon being known as 669 East Lizard Creek Road, Lehighton, Pennsylvania - 18235.

Carbon County Tax Parcel No.: 72-7-B72

Deed Book: 1039 Deed Page: 427

Seized and taken into execution as the property of Leslie N. Schleicher at the suit of Lehighton 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 Leslie N. Schleicher

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

ANTHONY C. HARVILLA, SHERIFF
CARBON COUNTY