

IN THE COURT OF COMMON PLEAS OF CARBON COUNTY

# SHERIFF'S SALE

OF VALUABLE REAL ESTATE

Friday, April 9th, 2010 at 11:00 A.M.

By virtue of a Writ of Execution No. 08-3102, issued by SECRETARY OF VETERANS AFFAIRS, out of the Court of Common Pleas of Carbon County, Pennsylvania, upon Judgment entered therein to No. 08-3102, there will be exposed to public sale and outcry on Friday, April 9th, 2010 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 or piece of ground situate in the Borough of Palmerton Carbon County, Pennsylvania bounded and described as follows:

BEGINNING at a point in the southerly line of a forty (40) feet wide street, known as Avenue A, Which said southerly line is parallel to and Two Hundred (200) feet south of the southerly line of Lehigh Avenue, said Beginning point also being located North 70 degrees 34 minutes East, fifty-eight (58) feet from the intersection of said southerly line of Avenue A with the easterly line of a fifty (50) feet wide street known as First Street, the said Avenue A, the said Lehigh Avenue and the said First Street as legally opened: thence from said Beginning point in and along the said southerly line of Avenue A, North 70 degrees 34 minutes East, Twenty-seven and 5/10 (27.5) feet to a point: thence at right angles to said southerly line, parallel to said First Street, by land of The Now Jersey Zinc Company and in and through the center of the party wall now created on said promises, South 19 degrees 26 minutes East, one hundred twelve and 13/100 (112.13) feet to a point in the southerly boundary line of the said Borough of Palmerton; thence in and along the said boundary line, South 75 degrees 51 minutes 30 seconds West, twenty-seven and 62/100 (27.62) feet to a point; thence by other land of The New Jersey Zinc Company North 19 degrees 26 minutes West, one hundred nine and 58/100 (109.58) feet to the point of BEGINNING.

TAX PARCEL# 42A-48-N37

BEING KNOWN AS: 106 Avenue A, Palmerton, PA 18071

Vested by Warranty deed, dated 07/08/2003 given by Michael Englert Jr., married, and Kathy A. Kistler, n/b/m Kathy A. Englert, his wife to Eric L. Strohl, married, and Mellissa A. Strohl, his wife and recorded 07/21/2003 in Book 1139 Page 0974 Instrument #200310837

Seized and taken into execution as the property of MELISSA A. STROHL, ERIC L. STROHL at the suit of SECRETARY OF VETERANS AFFAIRS

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, April 19, 2010, 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 MELISSA A. STROHL, ERIC L. STROHL**

Joseph A. Goldbeck, Jr.  
GOLDBECK McCAFFERTY and McKEEVER  
Mellon Independence Center - Suite 5000  
701 Market Street  
Philadelphia, PA 19106-1532

**DWIGHT L. NOTHSTEIN, SHERIFF**  
**CARBON COUNTY**