

IN THE COURT OF COMMON PLEAS OF CARBON COUNTY

# SHERIFF'S SALE

OF VALUABLE REAL ESTATE

Friday, August 13th, 2010 at 11:00 A.M.

By virtue of a Writ of Execution No. 10-0768, issued by Midfirst Bank, out of the Court of Common Pleas of Carbon County, Pennsylvania, upon Judgment entered therein to No. 2010-0768, there will be exposed to public sale and outcry on Friday, August 13th, 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, County of Carbon and State of Pennsylvania, bounded and described as follows:

BEGINNING at a point in the southerly line of Mauch Chunk Road, as legally opened, the said point being the Northwest corner of land heretofore conveyed by the New Jersey Zinc Company (of Pa) to John J. Sulick, et ux, by its indenture dated June 22, 1955 as recorded in Carbon County's Deed Book No. 180, Page 531, the said beginning point also being in an established monument line forming the Southerly line of said Mauch Chunk Road and is located South 85° 10' 40" West two hundred Seventy (270) feet from the Monument No. 48 referred to and described in a certain deed from the Palmer Land Company to Mike Dudla by its indenture dated September 28, 1915 as of record in Carbon County's Deed Book No. 73, Page 741; thence at right angles to the said Mauch Chunk Road and by lands now or late of the said John J. Sulick South 4° 49' 20" East One hundred Thirty-eight and Fifty-two Hundredths (138.52) feet to a point in the Northerly line of Railroad Alley as legally opened; thence in and along the said Northerly line of Railroad Alley South 75° 56' 55" West Thirty and Four-Tenths (30.4) feet to a point; thence by land formerly of John Haytman North 4° 49' 20" West One Hundred Forty-three and Forty-two Hundredths (143.42) feet to a point in the said Southerly line of Mauch Chunk Road; thence in and along the said Southerly line of Mauch Chunk Road North 85° 10' 40" East Thirty (30) feet to the place of beginning.

CONTAINING 4229.10 square feet, with all and singular the single, slate-roofed, frame dwelling house and appurtenances erected thereon, commonly know as 610 Mauch Chunk Road, Palmerton, PA 18071.

TAX PARCEL NO.: 42A-49-C10.

UNDER AND SUBJECT to reservations, restrictions and conditions appearing in the chain of title.

UNDER AND SUBJECT to and together with prior grants and reservations of coal, oil, gas, mining rights-of-way, exceptions, conditions, restrictions and reservations of record, as the same may appear in this or prior instruments of record.

Seized and taken into execution as the property of Lisa A. Boyer, Robert A. Whiteman, Jr. at the suit of Midfirst Bank

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, August 23, 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 Lisa A. Boyer, Robert A. Whiteman, Jr.**

Leon P. Haller  
Purcell, Krug, and Haller  
1719 North Front Street  
Harrisburg, PA 17102-2392

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