

IN THE COURT OF COMMON PLEAS OF CARBON COUNTY

SHERIFF'S SALE

OF VALUABLE REAL ESTATE

Friday, August 9th, 2013 at 11:00 A.M.

By virtue of a Writ of Execution No. 12-2661, issued by First Niagara Bank, N.A., a national banking association, successor by merger to Citizens Bank and Trust Company of Palmerton, out of the Court of Common Pleas of Carbon County, Pennsylvania, upon Judgment entered therein to No. 12-2661, there will be exposed to public sale and outcry on Friday, August 9th, 2013 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 parcel of land situate in the Township of Lower Towamensing, County of Carbon, and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a railroad spike in the centerline of Township Road No. 363, being the southeasterly corner of lands conveyed by Lillian R. Dunbar, widow, to Wilbert S. Dunbar, Jr. and Bonnie L. Dunbar, his wife, by deed dated October 10, 1977 and recorded in the Deed Book Vol. 384, Page 895; thence by said lands of Wilbert Dunbar, Jr., North 10 degrees 23 minutes 33 seconds West (at 20.00 feet passing an iron pin) 452.10 feet to an iron pin; thence by lands of Lillian Dunbar, of which this lot was formerly a part, North 79 degrees 36 minutes 27 seconds East 200.00 feet to an iron pin; thence by the same South 10 degrees 23 minutes 33 seconds East (at 438.76 feet passing an iron pin) 455.26 feet to a railroad spike in the aforementioned centerline of Township Road No. 363; thence in and along said centerline of Township Road No. 363 South 80 degrees 30 minutes 47 seconds 200.02 feet to the place of BEGINNING.

CONTAINING 2.083 acres as shown on a plan titled "Map of Lands to be conveyed by Lillian Dunbar to Larry Anthony" dated September 27, 1979, prepared by Chestnut Ridge Association.

BEING THE SAME PREMISES which Charles A. Kresge and Ruth G. Kresge, husband and wife, by their Deed dated January 21, 1997 and recorded in the Office of the Recorder of Deeds in Carbon County in record book volume 685, Page 968, et seq., granted and conveyed unto Charles A. Kresge.

Deed Book 685, Page 968

Seized and taken into execution as the property of Charles A. Kresge, Sr. at the suit of First Niagara Bank, N.A., a national banking association, successor by merger to Citizens Bank and Trust Company of Palmerton

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 19, 2013, 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 Charles A. Kresge, Sr.

Jeffrey G. Trauger, Esquire
Grim, Biehn & Thatcher
P.O. Box 215
Perkasie, PA 18944

DWIGHT L. NOTHSTEIN, SHERIFF
CARBON COUNTY