

IN THE COURT OF COMMON PLEAS OF CARBON COUNTY

SHERIFF'S SALE

OF VALUABLE REAL ESTATE

Friday, May 12th, 2017 at 11:00 A.M.

By virtue of a Writ of Execution No. 14-0121, issued by JPMorgan Chase Bank, National Association, out of the Court of Common Pleas of Carbon County, Pennsylvania, upon Judgment entered therein to No. 14-0121, there will be exposed to public sale and outcry on Friday, May 12th, 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 or piece of land situate in Towamensing Township, Carbon County, Pennsylvania, being Lot No. 8, Laurel Ridge, as laid out on map entitled "Preliminary/Final Major Subdivision Plan Entitled: "Laurel Ridge", as recorded December 13, 1996 in Carbon County Map Book 2, Page 844, in the Office for the Recording of Deeds in and for Carbon County, at Jim Thorpe, Pennsylvania, more fully described as follows, to wit:

BEGINNING at an iron pin located along the lands now or former of James W. Jr. and Doris J. Behler, said pin also located at the southerly corner of Lot 9 of the same subdivision, and the lands herein described, thence;

- 1) N-67-20 -58-E, 295.82' along Lot 9 of the same subdivision to an iron pin, thence;
- 2) S-22-39-02-E, 150.00' along the ultimate right of way of Ridgeview Drive, 20.001 from centerline to an iron pin, thence;
- 3) S-67-20-58-W, 296.231 along Lot 7 of the same subdivision to an iron pin, thence;
- 4) N-22-29-36-W, 150.00' along lands now or former of James W. Jr. and Doris J. Behler to the aforementioned place of beginning,

Said property contains: 44,400.69 sq. ft. (1.0193 acres) Subject to easements, restrictions and covenants of record.

This description prepared by Larry S. Turoscy, P.E. and R.S. on May 10, 1996.

UNDER AND SUBJECT, However, to the following covenants, restrictions, reservations, and conditions, which shall be binding upon the above-named Grantees, their heirs, successors and assigns and which shall run with the land:

1. The premises herein conveyed shall be used for residential purposes only. The construction of any building on a lot shall be limited and restricted to one single family private dwelling. No building shall be erected, altered, placed or permitted to remain on the premises hereby conveyed other than a dwelling not to exceed two and one-half (2 1/2) stories in height having a minimum floor area of 2200 square feet, and a private garage for not more than four (4) automobiles. All construction must be completed within one year from the date of commencement of construction.

2. No single or double-wide trailer and no structure of a temporary character, basement, tent, shack, garage, barn or other building shall be used on any lot at any time as a residence, either temporarily or permanently; provided, however, that modular-type homes with house-type siding and A-type shingled roofs with a minimum pitch of 5/12 erected upon a permanent foundation shall be permitted.

3. No livestock, poultry or other animals of any kind shall be permitted other than customarily recognized house pets, provided that none are kept or maintained or bred for any commercial use or purpose. Dogs, cats and other animals shall not be allowed to run loose or to

be kept in any way so as to disturb the neighbors and the neighborhood due to barking, noise making or otherwise. In no event shall animals be housed on the exterior of any premises. Owners shall be responsible for properly disposing of all animal excrement so that it does not become a public nuisance or offensive to others.

4. All trash and garbage shall be kept in sanitary containers shielded from the general public view. No garbage, rubbish or trash shall be left to accumulate on any lot. No fence, wall, hedge, shrubbery or other obstruction shall be permitted at elevations four feet (4') above the roadways on any corner lot.

5. No building or structure shall be erected upon the premises conveyed without first obtaining the approval in writing of the Granters as to location, elevation, construction, plans and design. Grantors shall approve or disapprove the proposed location, elevation, construction, plans and designs within fifteen (15) days after the same have been submitted.

6. No excavating shall be conducted on the premises except for the purpose of building thereon and only at the time when building operations are to commence.

7. No junk, debris or vehicles not bearing current state inspection, registration, current insurance shall be permitted on any premises

nor may the same be on any lot for the purpose of repair work, body work or the like. Recreational vehicles, boats, etc. shall be permitted; however, they shall not be stored on the exterior of any premises nor allowed to remain on the exterior of any premises when not in use. No vehicle shall be parked on the exterior of any premises in excess of Forty Eight (48) hours.

8. The use of unlicensed vehicles of any type (including, but not limited to, three wheelers, four wheelers, mini-bikes, dirt bikes, go-carts) is prohibited with the development.

9. Landscaping, seeding and installing shrubbery on property is to be completed within six (6) months of the occupancy of any residence.

10. No noxious or offensive trade, business or activity shall be carried on upon any lot nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.

11. No building shall be occupied prior to completion of the exterior thereof.

12. No non-decorative fences shall be erected in any yard and in no event shall any such fence exceed four feet (4') in height. No fence, shrubs or wall shall be erected or maintained on any lot nearer than fifteen (15') feet to a lot line.

13. No building shall be located less than fifty (50') feet from the front lot line, nor closer than twenty (20') feet from any side lot line.

14. All landscaping, shrubbery lawn, grass, etc. shall be kept in a neat, clean respective appearance at all times.

15. No signs of any kind shall be displayed on any lot except that one sign designating a professional use on the property may be permitted not to exceed four (4') square feet, advertising signs which advertise the sale of the property are permitted which shall not exceed four (4') square feet. Similarly, signs to advertise the contractor shall be permitted but only during the construction period and until the premises are occupied. Such signs shall likewise not exceed four square feet.

16. Right of way for the installation and maintenance of utilities and drainage facilities are reserved over the ten (10') feet adjacent to all lot lines.

17. No above ground swimming pools or detached garden sheds are to be erected without the express written permission of the Granter, or his assigns.

18. Grantees, their heirs and assigns shall conduct themselves at all times in an orderly manner, so as not to disturb the peace and quiet of others.

19. The use of firearms and explosives of any kind and bows and arrows, shall be prohibited upon the hereinbefore described premises.

20. The Granters herein may in their sole discretion modify, amend or add to these restrictions as they apply to the remaining lands of the Granters known as Laurel Ridge.

PARCEL No. 40A-57-A8

BEING the same premises which Stone Ridge Builders, A Pennsylvania Partnership, having as its sole Partners Michael A. Sander & Gregory A. Sander, by Deed dated February 24, 1999 and recorded March 2, 1999 in the Carbon County Recorder of Deeds Office in Deed Book 810, page 930, and Instrument #9902474, granted and conveyed unto Glenn Reimer and Nicole Reimer, husband and wife.

Seized and taken into execution as the property of Nicole Reimer and Glenn Reimer at the suit of JPMorgan Chase Bank, National Association

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, May 22, 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 Nicole Reimer and Glenn Reimer

**Samatha Gable, Esq.
Shapiro and DeNardo
3600 Horizon Drive, Suite 150
King of Prussia, PA 19406**

**ANTHONY C. HARVILLA, SHERIFF
CARBON COUNTY**