

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. 13-2125, issued by FULTON BANK OF NEW JERSEY, SUCCESSOR IN INTEREST TO THE BANK,, out of the Court of Common Pleas of Carbon County, Pennsylvania, upon Judgment entered therein to No. 13-2125, 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 piece or parcel of land situated in the Township of Kidder, County of Carbon, and State of Pennsylvania bounded and described as follows, to wit:

BEGINNING at a point on the northerly line of Wolf Hollow Road, said point being a corner common to Lot 8 and Lot 9 as shown on a plan titled "Final Subdivision Plan, Split Rock Section G-1 Split Rock Country Club, Inc., Box 594, Lake Harmony, PA 18624, Kidder Township, Carbon County, PA" said plan prepared by R.K.R. Hess Associates, East Stroudsburg, PA, dated November 9, 2000 and recorded in Map Book 3, Page 237; thence along the northerly line of Wolf Hollow Road along a curve to the right having a radius of 350.00 feet, (chord being South 89 degrees 24 minutes 18 seconds East 219.06 feet) for an arc distance of 222.80 feet to a point a corner common to Lot 7 and Lot 8; thence leaving said road and by Lot 7 North 18 degrees 49 minutes 54 seconds East (passing over an iron pin at 25.00 feet) 50.00 feet to an iron pin; thence by the same North 28 degrees 30 minutes 36 seconds East 250.90 feet to an iron; thence by the same North 00 degrees 36 minutes 02 seconds East 73.55 feet to an iron pin in line of lands of Split Rock Country Club, Inc. (Split Rock Golf Course); thence by lands of said Split Rock Country Club, Inc.(Split Rock Golf Course) South 89 degrees 23 minutes 58 seconds East 125.00 feet to an iron pin a corner common to Lot 8 and Lot 9; thence by said Lot 9 South.00 degrees 36 minutes 02 seconds West 115.28 feet to an iron pin a corner common to Lot 8 and Lot 9; thence by the same South 28 degrees 30 minutes 36 seconds West 150.11 feet to an iron pin a corner common to Lot 8 and Lot 9; thence South 17 degrees 38 minutes 30 seconds East (passing over an iron pin at 74.81 feet) 99.81 feet to the point of BEGINNING.

CONTAINING 54,548 square feet more or less.

BEING THE SAME PREMISES which Split Rock Country Club, Inc., a Pennsylvania corporation by deed dated September 7, 2001 and recorded September 24, 2001 in the Recorder of Deeds Office in and for Carbon County, Pennsylvania in Record Book 966, Page 440, granted and conveyed unto Leonard A. Kraus and Jane E. Kraus, husband and wife, his, her or their heirs and assigns.

Seized and taken into execution as the property of LEONARD A. KRAUS and JANE E. KRAUS at the suit of FULTON BANK OF NEW JERSEY, SUCCESSOR IN INTEREST TO THE 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, 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 LEONARD A. KRAUS and JANE E. KRAUS**

**Shawn M. Long, Esq.**  
**Barley Snyder LLC**  
**126 East King Street**  
**Lancaster, PA 17602**

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