

IN THE COURT OF COMMON PLEAS OF CARBON COUNTY

# SHERIFF'S SALE

OF VALUABLE REAL ESTATE

Friday, October 13th, 2017 at 11:00 A.M.

By virtue of a Writ of Execution No. 15-0231, issued by JPMorgan Chase Bank, National Association, out of the Court of Common Pleas of Carbon County, Pennsylvania, upon Judgment entered therein to No. 15-0231, there will be exposed to public sale and outcry on Friday, October 13th, 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 message situate in the Village of Aquashicola, Township of Lower Towamencing, County of Carbon and Commonwealth of Pennsylvania, and on the easterly side of Pennsylvania State Highway, Legislative Route Application 1461, also better known as "TowamencingTrail". Leading Northwardly etc., from Palmerton to Forest Inn, etc., being otherwise bounded and described as follows, to wit:

BEGINNING at a point distant seven tenths (0.7) of a foot eastwardly from the centerline of Legislative Route A1461 (Towamencing Trail) said point also marking the northwest corner of the tract of land of which the herein described was formerly a part, thence by land now or late of Charles W. Moyer, et ux, north sixty-seven degrees twenty-two minutes no seconds east (N67- 22-00F) two hundred twenty-three and seven hundredths (223.17) feet to a point marked by an iron pin; thence along the westerly line of land late of the Estate of Samuel Ziegenfus south nineteen degrees thirty-nine minutes twenty seconds east (S 19-39-20E) twenty-one and seventy- one hundredths (21.71) feet to a point marked by an iron pin; thence through the tract of land of which the herein described was formerly a part, and through the common center wall of the double house thereon, South sixty-six degrees fifty-nine minutes forty seconds west (S 66-59- 40W) two hundred twenty-one and fifty-nine hundredths (221.59) feet to a point approximately of the aforementioned L. R. 1461, thence along said centerline north twenty-three degrees forty- five minutes no seconds west (N 23-45-00W) twenty-three and twelve hundredths (23.12) feet to the place of beginning.

SUBJECT to a certain right-of-way for purpose of ingress and egress as recorded in the chain of title, said right-of-way is for the use and benefit of the owners of the within property, their heirs and assigns, as well as for the use and enjoyment of the adjacent property owner, now or formerly Curtis and Nancy Horn. The use of the right-of-way shall be as detained in the chain of title.

Improvements: RESIDENTIAL DWELLING

BEING Parcel No. 29A-33-16.02

BEING THE SAME PREMISES which Joseph F. Reichl, married individual, joined by Julie Reichl, his wife and Thomas M. Epting, single individual, in Deed Book 1261, Page 608, by Deed dated 9/1/2004 and recorded 9/8/2004, in the Office of the Recorder of Deeds in and for the County of Carbon, was granted and conveyed unto Joseph F. Reichl, married individual.

Seized and taken into execution as the property of Joseph F. Reichl 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, October 23, 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 Joseph F. Reichl**

**Samantha Gable, Esq.  
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King of Prussia, PA 19406**

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