

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. 15-2976, issued by MTGLQ Investors, L.P., out of the Court of Common Pleas of Carbon County, Pennsylvania, upon Judgment entered therein to No. 15-2976, 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 lot or piece of ground situated in Penn Forest Township, Carbon County, Pennsylvania, more particularly described as follows:

BEGINNING at a point in the Easterly line of Shadblue Lane said point also being in the Northerly line of Jones Road and also being the Southwest corner of Lot No 10. to herein conveyed; thence in and along the Easterly line of Shadblue Lane North eighteen degrees thirty minutes East (N 18° 30' E) two hundred fifteen and six--tenths(215.6') feet to a point in the Easterly line of Shadblue Lane said point marking the Northwest corner of Lot No,11 herein conveyed and the Southwest corner of Lot No. 12; thence in and along the Southerly line of Lot No.12 South seventy-one degrees thirty minutes East (S 71° 30' E) two hundred two and four-tenths (202.4') feet to a point said point marking the Southeast corner of Lot No 12; thence in and along the Westerly line of Lots Nos. 8 and 9 South twelve degrees zero minutes West (S 12° 00' W) two hundred (200') feet to a point said point marking the Southwest corner of Lot No.9 and the Southeast corner of Lot No.10 herein conveyed; thence in and along the Northerly line of Jones Road North seventy-eight degrees zero minutes West (N 78° 00' W) two hundred twenty and seven tenths (220.7') feet to the point and place of beginning.

BEING Lot Nos. 10 and 11. on a plan of lots entitled Section 2 of John Wargo Development. Such plan was prepared by Pocono Engineers, Tamaqua, Pennsylvania, on June 3. 1966, and is recorded in Carbon County Map Book 1 page 183.

Excepting and Reserving all oil gas and related hydrocarbons that may be bound on or in the herein granted premises with the entire and exclusive right undiminished by this grant to mine, drill or pump, dig and carry away the same, and to pass into over and through said surface of said land in all directions for that purpose, including the right of oil and gas underground storage and removal

Seized and taken into execution as the property of Salvatore L. Baldassano at the suit of MTGLQ Investors, L.P.

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 Salvatore L. Baldassano

Heather S. Riloff
Martha E. Von Rosenstiel, P.C.
649 South Avenue, Suite 7
Secane, PA 19018

ANTHONY C. HARVILLA, SHERIFF
CARBON COUNTY