

**IN THE COURT OF COMMON PLEAS OF CARBON COUNTY**

**SHERIFF'S SALE**

**OF VALUABLE REAL ESTATE**

**Friday, July 14th, 2017 at 11:00 A.M.**

By virtue of a Writ of Execution No. 16-0342, issued by NATIONAL PENN BANK, successor in interest to FIRST FEDERAL BANK, out of the Court of Common Pleas of Carbon County, Pennsylvania, upon Judgment entered therein to No. 16-0342, there will be exposed to public sale and outcry on Friday, July 14th, 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 situate in Banks Township, Carbon County, Pennsylvania, more fully described as follows, to wit:

BEGINNING at a point on the south side of the extension of Maple Street East, three hundred eighty (380) feet east of the extension of Elm Street North to meet said Maple Street; also being the northeast corner of Lot No. 7, Block H. Thence east along said extension of Maple Street seventy-five (75) feet to a point; thence south parallel to said Elm Street extension one hundred forty (140) feet to a point; thence in a southwesterly direction seventy-five and seventeen one-hundredths (75.17) feet to the southeast corner of Lot No. 7; thence north along the east side of Lot No. 7 and parallel to Elm Street one hundred forty-five (145) feet to the place of BEGINNING.

BEING Lot No. 8, Block H on map of land of the Lockwood Brainerd Corporation.

BEING THE SAME PREMISES WHICH John Pelley and Dorothy A. Pelley, his wife, and Stephen Pelley and Mary Beth Pelley, his wife, by Deed dated April 7, 1998, and recorded April 13, 1998, in the Office of the Recorder of Deeds in and for Carbon County in Book 751, Page 448, granted and conveyed unto Richard S. Kott and Mary Theresa Kott, his wife.

TOGETHER WITH AND UNDER AND SUBJECT TO the reservations, restrictions, covenants and conditions set forth in Carbon County of Deed Book 279, Page 324.

This document may not sell, convey, transfer, include or insure the title to the coal and rights of support underneath the surface land described or referred to herein, and the owner or owners of such coal may have the complete legal right to remove all of such coal and, in that connection, damage may result to the surface of the land and any house, building, or other structure on or in such land. The inclusion of this notice does not enlarge, restrict or modify any legal rights or estates otherwise created, transferred, excepted or reserved by this instrument.

PROPERTY BEING KNOWN AS: 74 E. Maple Street a/k/a 120 E. Maple Street, Tresckow, Pennsylvania 18254

TAX PIN: 130A-4-H8

Seized and taken into execution as the property of RICHARD S. KOTT and MARY THERESA at the suit of NATIONAL PENN BANK, successor in interest to FIRST FEDERAL 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, July 24, 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 RICHARD S. KOTT and MARY THERESA**

**Rebecca J. Price, Esq**  
**Norris McLaughlin & Marcus**  
**1611 Pond Road, Suite 300**  
**Allentown, PA 18104-2258**

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