

IN THE COURT OF COMMON PLEAS OF CARBON COUNTY

SHERIFF'S SALE

OF VALUABLE REAL ESTATE

Friday, August 12th, 2016 at 11:00 A.M.

By virtue of a Writ of Execution No. 14-0082, issued by Capital Income and Growth Fund, LLC, out of the Court of Common Pleas of Carbon County, Pennsylvania, upon Judgment entered therein to No. 14-0082, there will be exposed to public sale and outcry on Friday, August 12th, 2016 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 parcel of land situate on the southwesterly corner of Park Avenue and Third Avenue, in the Borough of Nesquehoning, County of Carbon, and Commonwealth of Pennsylvania, being Lot No. 119, of the Laurelwood Section, Hauto Valley Estates, as such lot was revised by Carbon Engineering, Inc. in May 1986, being more particularly bounded and described as follows to wit:

BEGINNING at a point, said point being distant 16.14' on a bearing of South Five Degrees Thirty-eight Minutes East (S 05° 38' 00" E), from the intersection of the extended southerly line of Park Avenue (60' wide) with the extended westerly line of Third Avenue (40' wide);

Thence (1) along the said westerly line of Third Avenue South Five Degrees Thirty-eight Minutes East (S 05° 38' 00" E) the distance of One Hundred Thirty-nine and Seventy-two Hundredths Feet (139.72') to a point, at the northeasterly corner of Lot No. 118;

Thence (2) along the northerly line of said Lot No. 118, South Seventy-seven Degrees Thirty Minutes West (S 77° 30' 00" W) the distance of One Hundred Ninety-six and Eighty-six Hundredths Feet (196.86') to a point;

Thence (3) along the easterly line of Lot Nos. 122 and 121, North Eight Degrees Nine Minutes West (N 08° 09' 00" W) The distance of One Hundred Sixty-four and Seventy-three Hundredths Feet (164.73') to a point, on the southerly line of Park Avenue;

Thence (4) along the said southerly line of Park Avenue, North Eighty Degrees Eleven Minutes East (N 80° 11' 00" E) the distance of One Hundred Eighty-seven and Seven Hundredths Feet (187.07') to a point of curvature;

Thence (5) along the arc of a curve to the right, having a radius of Fifteen Feet (15.00'), and, a central angle of Ninety-four Degrees Eleven Minutes Thirty-nine Seconds (94° 11' 39"), the arc length of Twenty-four and Sixty-six Hundredths Feet (24.66') to the place of BEGINNING.

Containing an area of 31,906 square feet or 0.732 Acs. Of land.

BEING PARCEL ID NO. 114A-44-A119

BEING the same premises which Kovatch Enterprises, Inc., dated June 12, 1994 and recorded on June 21, 1994 in the Recorder of Deeds Office in and for Carbon County, Pennsylvania, in Deed Book 573 Page 985 and granted and conveyed unto John M. Yanchura and Maryellen Eckert, as Joint Tenants with a Right of Survivorship.

Seized and taken into execution as the property of John M. Yanchura, Mary Ellen Eckert, The United States of America at the suit of Capital Income and Growth Fund, LLC

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, August 22, 2016, 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 John M. Yanchura, Mary Ellen Eckert, The United States of America

Stephen M. Hladik, Esq.
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**ANTHONY C. HARVILLA, SHERIFF
CARBON COUNTY**