

**IN THE COURT OF COMMON PLEAS OF CARBON COUNTY**  
**SHERIFF'S SALE**  
**OF VALUABLE REAL ESTATE**  
**Friday, October 14th, 2016 at 11:00 A.M.**

By virtue of a Writ of Execution No. 16-1091, issued by FIRST NIAGARA BANK, N.A. S/B/M TO HARLEYSVILLE NATIONAL BANK AND TRUST COMPANY, out of the Court of Common Pleas of Carbon County, Pennsylvania, upon Judgment entered therein to No. 16-1091, there will be exposed to public sale and outcry on Friday, October 14th, 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 No. 3, as shown on the Minor Subdivision for William G. Szacska, dated March 1, 1988, and recorded in Map Book Volume 1, Page 993, in the Recorder of Deeds Office in and for the County of Carbon, located along the northerly side of Smith Lane, Township Road #338, leading from Dinkey Road, Legislative Route #13004 to Pa. Traffic Route #895, in the Township of East Penn, County of Carbon, and Commonwealth of Pennsylvania, being more fully bounded and described as follows, to wit:-

BEGINNING at a concrete monument set on the northerly side of Smith Lane, Township Road #338, leading from Dinkey Road, Legislative Route #13004 to Pa. Traffic Route #895; said monument being twenty-five (25.00) feet northerly measured at right angles to the centerline of Smith Lane,, and marking the southwest corner of Lot No. 4; thence extending along the northerly side of Smith Lane, the following two (2) courses and distances: (1) South eighty-three (83) degrees eight (08) minutes forty-seven (47) seconds West one hundred fifty-five (155.00) feet to an iron pin set, (2) South eighty-six (86) degrees sixteen (16) minutes fourteen (14) seconds West forty-eight and fifty-six hundredths (48.56) feet to a point; thence extending along residue property of James E. Scherer and Faith A. Scherer, his wife, North four (04) degrees thirteen (13) minutes ten (10) seconds West two hundred twelve and eighty-one hundredths (212.81) feet to an iron pin found; thence extending along Lot No. 1, residue property of William G. Szacska, North eighty-two (82) degrees twenty-six (26) minutes eight (08) seconds East two hundred three and seventy-five hundredths (203.75) feet to a concrete monument set; thence extending along the westerly side of Lot No. 4, South four (04) degrees thirteen (13) minutes ten (10) seconds East two hundred eighteen (218.00) feet to the place of Beginning.

CONTAINING 1.010 Acres of land.

IT BEING THE SAME PREMISES which William G. Szacska. single. by his Deed dated June 17, 1988, and recorded in the Office for the Recording of Deeds of Carbon County, at Jim Thorpe, Pennsylvania, in Deed Book Vol. 502, page 417, granted and conveyed unto George A. Szacska and Eleanor E. Szacska, husband and wife, grantors hereof, in fee.

This is a conveyance from parents to child and therefore not subject to a Pennsylvania Realty Transfer Tax.

Seized and taken into execution as the property of GEORGE A. SZACSKA, CYNTHIA L. SZACSKA at the suit of FIRST NIAGARA BANK, N.A. S/B/M TO HARLEYSVILLE NATIONAL BANK AND TRUST COMPANY

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 24, 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 GEORGE A. SZACSKA, CYNTHIA L. SZACSKA**

**Michael T. McKeever.**  
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**Philadelphia, PA 19106-1532**

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