

IN THE COURT OF COMMON PLEAS OF CARBON COUNTY

# SHERIFF'S SALE

OF VALUABLE REAL ESTATE

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

By virtue of a Writ of Execution No. 16-1638, issued by FIRST NIAGARA BANK, N.A. S/B/M HARLEYSVILLE NATIONAL BANK AND TRUST COMPANY, out of the Court of Common Pleas of Carbon County, Pennsylvania, upon Judgment entered therein to No. 16-1638, there will be exposed to public sale and outcry on Friday, January 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:

The land hereinafter referred to is situated in the City of Lehighton, County of Carbon, State of PA, and is described as follows:

All that certain lot or parcel of ground situate and being in Penn Forest Township, Carbon County, Pennsylvania, designated as Lot No. 260, Section 2, of Bear Creek Lakes, Inc.--Penn Forest Streams Development as described in Carbon County Map Book Volume 1, Page 400, and being more particularly described as follows:

Beginning at a point on the Easterly right-of-way line of Sawmill Lane, said point being the Northwest corner of Lot No. 260 herein conveyed and the Southwest corner of Lot No. 261; thence in and along the boundary lying between Lot Nos. 260 and 261 North eighty-eight degrees forty-three minutes fifty-two seconds East (N 88° 43' 52" E) three hundred twenty-five (325) feet to a point, said point being coterminous with Lot Nos. 260, 261, 272 and 273; thence in and along the boundary lying between Lot Nos. 260 and 273 South one degree sixteen minutes eight seconds East (S 01° 16' 08" E) one hundred thirty-five (135) feet to a point on the Northerly right-of-way line of Dilldown Drive; thence in and along the Northerly right-of-way line of Dilldown Drive South eighty-eight degrees forty-three minutes fifty-two seconds West (S 88° 43' 52" W) three hundred (300) feet to a point; thence in and along an arc, with radius of twenty-five (25) feet, curving to the left in a Northwesterly direction in and along the right-of-way for the intersection of Dilldown Drive and Sawmill Lane a distance of thirty-nine and twenty-seven hundredths (39.27) feet to a point on the Easterly right-of-way line of Sawmill Lane; thence in and along the Easterly right-of-way line of Sawmill Lane North one degree sixteen minutes eight seconds West (N 01° 16' 08" W) one hundred ten (110) feet to a point, said point being the place of Beginning.

Containing 1.00 acres.

Being Lot No. 260, Section 2, on the "Final Plan, Penn Forest Streams Situate in Penn Forest Township, Carbon County, Pennsylvania" prepared by PennEast Corporation and dated September 29, 1978.

Bounded on the North by Lot No. 261; on the East by Lot No. 273; on the South by Dilldown Drive; and on the West by Sawmill Lane.

APN: 50C-51-B260

Property Type/address: 8 Sawmill Lane, Lehighton, PA 18235

Being the same premises granted and conveyed unto Helen Petrash and Joseph J. Petrash, mother and son, as joint tenants with right of survivorship by deed from Anthony Giampa and Maria G. Giampa, husband and wife dated and recorded 10/04/1991 as Number 91-8336 Book 0549 Page 315, of Official Records.

Seized and taken into execution as the property of HELEN PETRASH at the suit of FIRST NIAGARA BANK, N.A. S/B/M 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, January 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 HELEN PETRASH**

Michael T. McKeever  
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701 Market Street  
Philadelphia, PA 19106-1532

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