

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. 16-2268, issued by MIDFIRST BANK, out of the Court of Common Pleas of Carbon County, Pennsylvania, upon Judgment entered therein to No. 16-2268, 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:

ALL THAT CERTAIN eastern portion of that lot or piece of ground numbered (5) in Block 10, of plan of lots of the Lehigh Coal and Navigation Company, situate on the south side of East Catawissa Street, Nesquehoning, Carbon County, Pennsylvania, being more fully described as follows:

BEGINNING at a point on the southerly side of Catawissa Street, which point is North 82 degrees 12 minutes East, 273.14 feet from the southeasterly corner of the intersection of East Catawissa Street and Spruce Street, and which point is 11 feet from the northwest corner of Lot No. 5;

THENCE along East Catawissa Street, North 82 degrees 12 minutes East, 53.59 feet to a point, which point is a corner common to Lots Nos. 5 and 6;

THENCE along the division line of said lots, South 6 degrees 22 minutes East, 68.49 feet to a point, which point is a corner common to Lots Nos. 5 and 6 in the northerly line of East Center Street;

THENCE along East Center Street, South 83 degrees 38 minutes West, 53.59 feet to a point which point is 11 feet from the southwest corner of Lot No. 5;

THENCE North 6 degrees 22 minutes West 66.91 feet to the place of BEGINNING.

BOUNDED Northwardly by East Catawissa Street; Westwardly by the western portion of Lot No. 5; Eastwardly by Lot No. 6; and Southwardly by East Center Street.

ALSO, ALL THAT CERTAIN western 11.77 feet to ALL THAT CERTAIN Lot No. 6 on the plan of Town Lots of the Lehigh Coal and Navigation Company, situate on the southwardly side of Catawissa Street, in the Borough of Nesquehoning, County of Carbon and Commonwealth of Pennsylvania, being more fully described as follows:

BEGINNING at a corner in the south line of East Catawissa Street common to Lots Nos. 5 and 6 which point is North 82 degrees 12 minutes East 326.73 feet from the southeastern corner of the intersection of East Catawissa Street and Spruce Street;

THENCE (1) along East Catawissa Street North 83 degrees 38 minutes East 11.77 feet to a point on Lot No. 6;

THENCE (2) along a line in said lot South 6 degrees 22 minutes East 68.49 feet to a point on Lot No. 6 on the northerly line of East Center Street;

THENCE (3) along East Center Street, South 83 degrees 38 minutes West 11.77 feet to a corner common to Lots Nos. 6 and 5;

THENCE (4) along the division line of said Lots Nos. 6 and 5 North 6 degrees 22 minutes West 68.49 feet to the place of BEGINNING.

BOUNDED Northwardly by East Catawissa Street; Eastwardly by the eastern portion of Lot No. 6; Southwardly by East Center Street; and Westwardly by Lot No. 5.

IMPROVED with a dwelling house erected thereon known as: 645 E. CATAWISSA STREET NESQUEHONING, PA 18240

BEING THE SAME PREMISES WHICH Daniel Rose by Deed dated April 29, 1982 and recorded April 30, 1982 in Carbon County Deed Book 429, Page 235, granted and conveyed unto Andrew T. Major and Angela Major, husband and wife. Angela Major died May 4, 2011 and upon her death, title to the subject property vested in Andrew T. Major, her husband, by operation of law.

Tax Parcel: 105B2-41-A35

Seized and taken into execution as the property of Andrew T. Major at the suit of MIDFIRST 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, 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 Andrew T. Major

**Leon P. Haller, Esq.
Purcell, Krug, and Haller
1719 North Front Street
Harrisburg, PA 17102-2392**

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