

IN THE COURT OF COMMON PLEAS OF CARBON COUNTY

SHERIFF'S SALE

OF VALUABLE REAL ESTATE

Thursday, April 13th, 2017 at 11:00 A.M.

By virtue of a Writ of Execution No. 15-1830, issued by Panther Valley School District, out of the Court of Common Pleas of Carbon County, Pennsylvania, upon Judgment entered therein to No. 15-1830, there will be exposed to public sale and outcry on Thursday, April 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 lot or piece of land situate in the Borough of Lansford, Carbon County, Pennsylvania, bounded and described as follows:

BEGINNING at a drill hole in a concrete walk, said drill hole being south seventy-six (76) degrees forty (40) minutes west sixty-six and twenty-five hundredths (66.25) feet from the intersection of the west line of Tunnel Street and the south line of Bertsch Street; thence along the south line of Bertsch Street south seventy-six (76) degrees forty (40) minutes west seventeen and seven hundredths (17.07) feet to a drill hole; thence through the center of the westerly two homes of a three-way house south thirteen (13) degrees twenty (20) minutes east forty and thirty-eight hundredths (40.38) feet to a point; thence north seventy-six (76) degrees forty (40) minutes east thirty-two hundredths (0.32) feet to a point; thence along the outside east face of the westerly most home of the three-way house south thirteen (13) degrees twenty (20) east forty-three and ninety-two hundredths (43.92) feet to a stake; thence north seventy-six (76) degrees forty (40) minutes east sixteen and seventy-five hundredths (16.75) feet to a stake; thence through the center of the partition wall of the easterly two homes of a three-way house north thirteen (13) degrees twenty (20) minutes west eighty-four and three tenths (84.30) feet to the place of BEGINNING. As is more fully shown in Drawing No. P0463 dated September 19, 1977, as prepared by Carbon Engineering, Inc. and attached hereto and made a part hereof.

It is intended hereby to convey premises known as 8 west Bertsch Street, Lansford, Pennsylvania.

GIVING AND GRANTING to the Grantees herein, their heirs and assigns, and EXCEPTING AND RESERVING unto the Grantors, their successors and assigns the use in common of all sewer and water lines as presently existing, the cost of necessary repairs, maintenance and replacements of the same to be home equitable by the users thereof.

GRANTORS AND GRANTEES their heirs and assigns, do hereby covenant and agree that the eastern and/or the western basement walls, if not directly under the partition walls as herein above described, shall remain forever as they presently exist.

GIVING AND GRANTING unto the Grantees, their heirs and assigns the right of ingress, egress, and regress to the rear of their dwelling, 8 West Bertsch Street, by and over the walks or passageways (1) to the east of the property adjoining on the east the herein described property and (2) to the west of the property all cost of upkeeps, repairs and replacement of said walks or passageways shall be divided equally between the users thereof.

BEING the same premises which Dwight L Nothstein, Sheriff of the County of Carbon, by Deed dated April 3, 2013 and recorded April 3, 2013, in the Recorder of Deeds Office, Carbon County Record Book 2037, Page 67 granted and conveyed unto Bank of America NA in fee.

Carbon County Tax Parcel No.: 122A2-24-K43.01

Deed Book: 2063 Deed Page: 300

Seized and taken into execution as the property of Leslie Shull at the suit of Panther Valley School District

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 Sunday, April 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 Leslie Shull

JEFFREY P. KELLY, ESQ.
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ANTHONY C. HARVILLA, SHERIFF
CARBON COUNTY