

IN THE COURT OF COMMON PLEAS OF CARBON COUNTY

# SHERIFF'S SALE

OF VALUABLE REAL ESTATE

Friday, June 9th, 2017 at 11:00 A.M.

By virtue of a Writ of Execution No. 14-1747, issued by Panther Valley School District, out of the Court of Common Pleas of Carbon County, Pennsylvania, upon Judgment entered therein to No. 14-1747, there will be exposed to public sale and outcry on Friday, June 9th, 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:

PARCEL NO. 1

ALL THAT CERTAIN part of all that certain lot or piece of ground situate on the North side of West Patterson Street numbered thirty-eight (38) in the plan or plot of said Borough of Lansford, Carbon County, Pennsylvania, bounded and described, as follows: Beginning at a point, said point being on the dividing line between lot numbered Forty (40) and lot numbered Thirty-Eight (38) and on the North building line of said West Patterson Street aforesaid; thence eastwardly along the North building line of West Patterson Street for a distance of twenty-three (23') feet, more or less, to the Southwest corner of a garage, now or late the property of Leroy Heffelfinger, Francis A. Heffelfinger and Wilbur and Wilbur E. Heffelfinger, as Tenants in Common; Thence Northwardly along the western building line of said garage a distance of fifty-five feet six inches (55'6") more or less, to the rear of a dwelling situate directly west of said garage aforesaid; thence Westwardly along the rear of said dwelling for a distance of ten (10') feet, more or less, to the eastern boundary line of lot numbered Forty (40); Thence Southwardly along the eastern boundary line of lot numbered Forty (40) a distance of Fifty-five (55') feet, more or less, to the place of beginning.

PARCEL NO. 2

ALL THAT CERTAIN part of all that certain lot of piece of ground situate on the North side of West Patterson Street numbered thirty-eight (38) in the plan or plot of said Borough of Lansford, Carbon County, Pennsylvania, bounded and described, as follows: Beginning at a point, said point to be the Northeastern corner of a garage situate on a portion of lot numbered Thirty-Eight (38) aforesaid and fronting on West Patterson Street; Thence Northwardly along a line, said line being a continuance of the eastern building line of said garage for a distance of four feet six inches (4' 6") to a point; Thence eastwardly along a line at right angles to the eastern building line of said garage for a distance of three feet four inches (3' 4") to the western building line of a house situate thereon; thence northwardly along the western building line of said house for a distance of eleven feet nine inches (11' 9") to a point; thence westwardly along a line running parallel with West Patterson Street for a distance of thirty-six feet three inches (36' 3") more or less to the eastern boundary line of Lot No. 40; Thence Southwardly along the eastern building line of lot numbered forty (40) for a distance of thirty-four feet nine inches (34' 9"), more or less, to the rear of a dwelling, said dwelling being situate on land conveyed by parcel No. 1. hereinbefore; Thence eastwardly along the rear of said dwelling for a distance of ten feet (10), more or less, to the western building line of said garage mentioned aforesaid; thence northwardly along the western building line of said garage a distance of eighteen feet (18'), more or less, to the northwest corner of said garage; Thence eastwardly along the rear of said garage a distance of twenty-nine feet (29'), more or less, to the PLACE OF BEGINNING.

PARCEL NO. 3

ALL THAT CERTAIN part of all that certain lot of piece of ground situate on the North side of West Patterson Street numbered thirty-eight (38) in the plan or plot of said Borough of Lansford, Carbon County, Pennsylvania, bounded and described, as follows: Beginning at a point a distance of twenty-three (23') eastwardly from the dividing line between Lots of 40 and 38 situate on the North side of West Patterson Street, and twenty-three feet (23') being more or less, to the southwest corner of the garage; Thence continuing in an eastwardly direction of a distance of twenty-nine feet (29'), more or less, and extending of that width northwardly between parallel lines at right angles to West Patterson Street seventy-three and one-half feet (73 1/2'), more or less, to the northerly portion of Lot No. Thirty-Eight (38). Bounded on the north by the northerly portion of Lot No. 38, on the east by Lot NO. 36, on the South by West Patterson Street, and on the west by Lot No. 40.

Carbon County Tax Parcel No.: 122A-25-N33

Deed Book: 2029 Deed Page: 33

Seized and taken into execution as the property of Lewis Anthony Gregg 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 Monday, June 19, 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 Lewis Anthony Gregg**

**JEFFREY P. KELLY, ESQ.**

**Portnoff Law Associates, Ltd.  
1000 Sandy Hill Rd., Suite. 150  
Norristown, PA 19041**

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