

IN THE COURT OF COMMON PLEAS OF CARBON COUNTY
SHERIFF'S SALE
OF VALUABLE REAL ESTATE
Friday, September 8th, 2017 at 11:00 A.M.

By virtue of a Writ of Execution No. 16-2985, issued by Wells Fargo Bank, NA, out of the Court of Common Pleas of Carbon County, Pennsylvania, upon Judgment entered therein to No. 16-2985, there will be exposed to public sale and outcry on Friday, September 8th, 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 tract of land located on the Southerly side of 40 feet wide Birchwood Drive, in Mahoning Heights, Mahoning Township, County of Carbon, State of Pennsylvania, bounded and described as follows, to wit:

Beginning at an iron pin on the Southerly side of 40 feet wide Birchwood Drive; said pin also marking the Northeast corner of lands now or formerly Lamar H. Rehrig and Sandra A. Rehrig; thence along the Southerly side of Birchwood Drive, South eighty-six (86) degrees thirty-eight (38) minutes East one hundred forty-five (145.00) feet to an iron pin; thence along the lands now or formerly of Walter H. Andreas, (widower), South eight (08) degrees fifty-two (52) minutes West two hundred ten and twenty-two hundredths (210.22) feet to an iron pin; thence partly along the lands now or formerly of Warren Nothstein and Elden Mertz, and partly along the lands of now or formerly of Gerald D. Diehl and Karen E. Diehl, husband and wife, North eighty-six (86) degrees thirty-eight (38) minutes West one hundred twenty (120.00) feet to an iron pin; thence along the lands now or formerly of Lamar H. Rehrig and Sandra A. Rehrig, husband and wife, North two (02) degrees (02) minutes East two hundred nine and thirty-one hundredths (209.31) feet to the place of beginning.

Containing 0.637 acres.

The above description was prepared by Victor R. Geiger, Lehigh, R.D. #4, Pennsylvania, on June 26, 1972.

Parcel No: 84-35-A62.55

Improvements: Single Family Dwelling

Being known as: 203 Birchwood Drive, Lehigh, PA 18235

Being the same property conveyed to Robert S. Kugler, as sole owner who acquired title by virtue of a deed from Burdell Paul Rehrig and Caryl Jean Rehrig, his wife, dated October 20, 2006, recorded October 24, 2006, at Instrument Number 200614277, and recorded in Book 1513, Page 886, Office of the Recorder of Deeds, Carbon County, Pennsylvania

Seized and taken into execution as the property of Robert Kugler, AKA Robert S. Kugler at the suit of Wells Fargo Bank, NA

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, September 18, 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 Robert Kugler, AKA Robert S. Kugler

Cristina L. Connor, Esq.
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P.O. Box 165028
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ANTHONY C. HARVILLA, SHERIFF
CARBON COUNTY