

IN THE COURT OF COMMON PLEAS OF CARBON COUNTY

# SHERIFF'S SALE

OF VALUABLE REAL ESTATE

**Thursday, November 9th, 2017 at 11:00 A.M.**

By virtue of a Writ of Execution No. 17-0835, issued by BANK OF AMERICA, N.A., out of the Court of Common Pleas of Carbon County, Pennsylvania, upon Judgment entered therein to No. 17-0835, there will be exposed to public sale and outcry on Thursday, November 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:

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, parcel or tract of land situate in the Township of Mahoning, Carbon County, Commonwealth of Pennsylvania, being bounded and described as follows, to wit:

BEGINNING at an iron pin in concrete on the westerly side of right-of-way for a fifty (50 foot) foot wide road known as Pleasant View Drive, said point being the most southeasterly corner of Lot 10 and common to Lot 9 as shown on a certain entitled, 'Final Plan, Summit Ridge, Mahoning Township, Carbon County, Pennsylvania' as recorded in and for the County of Carbon at Jim Thorpe, Pa. in Map Book Volume 3 Page 879;

(1) Thence leaving said road and along Lot 9, South seventy one degrees forty seven minutes six seconds West (S 71 degrees 47 minutes 06 seconds W) one hundred fifty and eighty three one-hundredths (150.83 feet) feet to an iron pin, the most southeasterly corner of lands now or formerly Stephen T Botek et ux, as per Deed Book 349 Page 454 and common to Lots 3 and 9;

(2) Thence by the lands of Botek, North eighteen degrees forty minutes one second West (N18 degrees 40 minutes 01 second W) one hundred thirty five and eighty seven one-hundredths (135.87 feet) feet to an iron pin, an angle point in the lands of Botek;

(3) Thence by the same, North twenty degrees twelve minutes twenty two seconds West (N 20 degrees 12 minutes 22 seconds W) thirteen and ninety six one-hundredths (13.96 feet) feet to an iron pin, a corner common to Lots 10 and 11;

(4) Thence leaving the lands of Botak and along Lot 11, North seventy three degrees thirty four minutes twenty six seconds East (N 73 degrees 34 minutes 26 seconds E) one hundred fifty six and eighty seven one-hundredths (156.87 feet) feet to an iron pin on the westerly side of the aforementioned Pleasant View Drive, a corner common to Lots 10 and 11;

(5) Thence along said road, South sixteen degrees twenty eight minutes thirty two seconds East (S 16 degrees 28 minutes 32 seconds E) one hundred forty four and ninety nine one-hundredths (144.99 feet) feet to the place of Beginning.

BEARINGS are based on a Magnetic Meridian of 2004.

CONTAINING a total of 22651.20 square feet, or 0.52 acres more or less.

UNDER AND SUBJECT to all covenants and restrictions as recorded in Carbon County Map Book 3 Page 879 and the Record Chain of Title.

10 Pleasant View Drive, Lehighton, PA 18235

108A-36-A10

BEING THE SAME PREMISES conveyed to James D. Raymer by deed from Northland Development Corporation, a Pennsylvania Corporation dated 12/13/2010 and recorded 12/15/2010 in Carbon County as Instrument No. 201009879 Book 1881, Page 571.

Seized and taken into execution as the property of STEPHEN DANIEL ORGAN as Executor of the Estate of James D. Raymer Deceased at the suit of BANK OF AMERICA, N.A.

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, November 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 STEPHEN DANIEL ORGAN as Executor of the Estate of James D. Raymer Deceased**

**Michael T. McKeever**  
**KML LAW GROUP, P.C.**  
**BNY Independence Center - Suite 5000**  
**701 Market Street**  
**Philadelphia, PA 19106-1532**

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