

IN THE COURT OF COMMON PLEAS OF CARBON COUNTY

SHERIFF'S SALE

OF VALUABLE REAL ESTATE

Friday, October 13th, 2017 at 11:00 A.M.

By virtue of a Writ of Execution No. 14-1931, issued by Panther Valley School District, out of the Court of Common Pleas of Carbon County, Pennsylvania, upon Judgment entered therein to No. 14-1931, there will be exposed to public sale and outcry on Friday, October 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 OF OUR RIGHT, TITLE AND INTEREST IN ALL THAT piece of ground situate in the Borough of Nesquehoning, Carbon County, Pennsylvania, bounded and described as follows:

BEGINNING at an iron pin on the Northerly side of Coal Street, at the Southwesterly corner of a lot now of Wash Zulick; thence by a line along the Northerly side of the Westerly extension of Coal Street, South eighty-one degrees thirty minutes West (S 81° 30' W) two hundred forty feet (240.0') to an iron pin; thence by land now of Hauto Valley Estates, the following three (3) courses and distances: (1) North eight degrees thirty minutes West (N 8° 30' W) one hundred twenty-eight and six tenth feet (128.6') to an iron pin on the Southerly side of the most Southerly channel of the Nesquehoning Creek, (2) by a line along the Southerly side of the same Nesquehoning Creek, North fifty-nine degrees thirty-one minutes East (N 59° 31' E) fifty-seven and one-tenth feet (57.1') to a point, and (3) thence by a line along the Southerly side of the Westerly extension of Rhume Street, North eighty-one degrees thirty minutes East (N 81° 30' E) and passing through iron pins at distances of forty-five and four-tenths feet (45.4') and one hundred nine and six-tenths feet (109.6'), a total distance of one hundred eighty-seven feet (187.0') to a point at the Northwesterly corner of a lot now of Wash Zulick; thence by land of the same, Wash Zulick, South eight degrees thirty minutes East (S 8° 30' E) one hundred fifty feet (150.0') to the place of BEGINNING.

CONTAINING thirty-five Thousand four hundred thirty-three (35,433) square feet as shown on plan in the Borough of Nesquehoning prepared by Russell Neal, Professional Engineer, dated 9-27-67 attached hereto and made a part hereof.

ALSO,

ALL THAT CERTAIN lot or piece of ground in the Borough of Nesquehoning, County of Carbon, and Commonwealth of Pennsylvania and more particularly bounded and described as follows:

BEGINNING at an iron rebar with cap in line of land of John Susko, said rebar being the following three (3) courses and distances from a cut stone monument at railroad station 178+83.21 on the monumented centerline of the Carbon County Railroad (formerly Nesquehoning Valley Railroad):

1. South Seventy-one degrees Thirteen minutes Forty-nine seconds West (S 71° 13' 49" W) along the railroad centerline, a distance of Two Hundred Fifty-seven and Twenty-one hundredths (257.21) feet;
2. North Eighteen degrees Forty-six minutes Eleven seconds West (N 18° 46' 11" W) along land now or formerly of Frederick and Brenda Cross, a distance of Two Hundred Eleven and No hundredths (211.00) feet to a point marking the corner common to land of Frederick and Brenda Cross and land of John Susko;
3. South Seventy-one degrees Thirteen minutes Forty-nine seconds West (S 71° 13' 49" W) along land of John Susko, a distance of Three and Fifty-one hundredths (3.51) feet to an iron rebar with cap.

THENCE from the point of beginning, along the same, South Seventy-one degrees Thirteen minutes Forty-nine seconds West (S 71° 13' 49" W) a distance of One Hundred Eighty-six and Ninety-eight hundredths (186.98) feet to a point which is One and Two tenths (1.2) feet South of a found iron pipe;

THENCE through lands of Kovatch Enterprises, Inc., North Thirty-seven degrees Fifteen minutes One second East (N 37° 15' 01" E) a distance of One Hundred Fifty and Twenty-nine hundredths (150.29) feet to an iron rebar at the southern edge of a branch of Nesquehoning Creek;

THENCE along the southern edge of a branch of Nesquehoning Creek, North Forty-three degrees Nineteen minutes Nine seconds East (N 43° 19' 09" E) a distance of Sixty-six and Fifty-eight hundredths (66.58) feet to an iron rebar;

THENCE South Eighteen degrees Forty-six minutes Eleven seconds East (S 18° 46' 11" E) first along land of Kovatch Enterprises, Inc., then along land of George L. and Nancy J. Hosier, passing found iron rebars at 20.07 feet and 55.18 feet, a total distance of One Hundred Fifteen and Seventeen hundredths (115.17) feet to the place or POINT OF BEGINNING.

CONTAINING within said bounds 0.255 acres of land according to a survey and plan entitled "Land Exchange Between John Susko and Kovatch Enterprises, Inc.", prepared by Rudolf M. Wolff, Jr., P.L.S., dated June 1, 2003, said plan being recorded in the

office for the recording of deeds in and for Carbon County and Jim Thorpe, PA, in Map Book Volume 3 at Page 482.

Carbon County Tax Parcel No.: 105B1-42-W55

Deed Book: 1905 deed Page: 451

Seized and taken into execution as the property of John P. Bobita 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, October 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 John P. Bobita

ROBERT P. DADAY, ESQ.
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ANTHONY C. HARVILLA, SHERIFF
CARBON COUNTY