

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. 16-2992, issued by Lehigh Area School District, out of the Court of Common Pleas of Carbon County, Pennsylvania, upon Judgment entered therein to No. 15-1292, 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:

ALL THAT CERTAIN lot or piece of ground situate on the Easterly side of North Second Street, in the Borough of Lehigh, County of Carbon and Commonwealth of Pennsylvania, more particularly shown as Lot No. 2 on the Final Plan, Minor 2 Lot Subdivision of a Lot for Norwood E. and Mary C. Klotz dated August 21, 1986 and being Plan No. B-170, as prepared by Ralph W. Clay, P.L.S., and recorded in the Office of the Recorder of Deeds of Carbon County in Map Book 1, Page 915. Said Plan also establishes the Northerly and Southerly property lines of the said Minor 2 Lot Subdivision of Norwood E. and Mary C. Klotz by Mutual Agreement with all respective adjoining property owners, the subject of a document of the same as filed in the Office of the Recorder of Deeds of Carbon County in Misc. Book Vol. No. 58, page 161. The said Lot No. 2, bounded and described as follows, to wit:

BEGINNING at a 1/2 inch drill hole as set in a concrete pavement on the Easterly property line of North Second Street, which 1/2 inch drill hole being located South 01 degree, 00 minutes, 00 seconds East, 170.00 feet distant from the intersection of the Easterly property line of the said North Second Street with the Southerly property line of Carbon Street, and being the Northwesterly corner of a lot now or formerly of Dean Klotz, as recorded in Deed Book Vol. 272, Page 49, and the Southwesterly corner of the hereinafter described Lot No. 2; thence from said point of BEGINNING and along said Easterly property line of North Second Street, North 01 degree, 00 minutes, 00 seconds West, 24.50 feet to a point; thence along land now or formerly of Judith Hosier as recorded in Deed Book Vol. 437, Page 647 and in accordance with the said hereinabove-mentioned property line agreement, North 72 degrees, 00 minutes, 00 seconds East, 66.86 feet to a 1/2 inch iron pin as set in a 1 1/2 inch iron pipe as found; thence leaving said land of Judith Hosier, and along the Westerly property line of Lot No. 1 as shown on the above-mentioned Plan, South 16 degrees, 50 minutes, 12 seconds East, 24.98 feet to a 1/2 inch iron pin as set on line of land of the hereinbefore mentioned Dean Klotz and in accordance with the said hereinabove-mentioned property line agreement; thence along line of land now or formerly of the said Dean Klotz, South 73 degrees, 24 minutes, 30 second West, 73.53 feet to a 1/2 inch drill hole as set in a concrete sidewalk, the point of BEGINNING.

CONTAINING 1.695 square feet.

UNDER AND SUBJECT to the above-mentioned recorded Property Line Agreement.

ALSO UNDER AND SUBJECT to the right of the use and maintenance of an existing sewer line which passes through Lot 1 of the Grantors herein, Minor 2 Lot Subdivision of a Lot for Norwood E. and Mary C. Klotz, dated August 21, 1986, and recorded April 14, 1987, being Plan No. B-170.

The improvements thereon being known as 461 North 2nd Street, Lehigh, Pennsylvania - 18235

Carbon County Tax Parcel No.: 70A11-30-T3.01

Deed Book: 481 Deed Page: 278

Seized and taken into execution as the property of Ronald C. Klotz at the suit of Lehigh Area 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, 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 Ronald C. Klotz

DAVID D. DUGAN, ESQ.
Portnoff Law Associates, Ltd.
1000 Sandy Hill Rd., Suite. 150
Norristown, PA 19041

ANTHONY C. HARVILLA, SHERIFF
CARBON COUNTY