

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. 17-0976, issued by 18071, out of the Court of Common Pleas of Carbon County, Pennsylvania, upon Judgment entered therein to No. 17-0976, 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 land situate in the Borough of Palmerton, County of Carbon and Commonwealth of Pennsylvania, being more fully bounded and described as follows, to wit:

BEGINNING at a point in the northerly line of Edgemont Avenue, as legally opened, said point being North 70 degrees 34 minutes East, 120 feet from the southeast corner of the lot or piece of ground heretofore conveyed by the Palmer Land Company to Charles Nicholas et ux, by its indenture dated January 2, 1926, and recorded in the Office of the Recording of Deeds in and for said County of Carbon in Deed Book Volume 99, page 660; thence by land of the Palmer Land Company the following courses and distances, North 19 degrees 26 minutes West, 150 feet to a point; thence North 70 degrees 34 minutes East, 30 feet to a point; thence South 19 degrees 26 minutes East, 150 feet to a point in the northerly line of Edgemont Avenue; thence following the northerly line of Edgemont Avenue, South 70 degrees 34 minutes West, 30 feet to the place of beginning.

IMPROVED with a dwelling house erected thereon known and numbered as: 943 EDGEMONT AVENUE, PALMERTON, PA 18071

UNDER AND SUBJECT to and together with prior grants and reservations of coal, oil, gas, mining rights of way, exceptions, conditions, restrictions and reservations of record, as the same may appear in this or prior instruments of record.

UNDER AND SUBJECT to all the easements, exceptions, rights, reservations, restrictions, covenants, conditions, privileges, etc., as may be either contained in or referred to in the prior deeds or other documents composing the chain of title, or as may be visible upon physical inspection of the premises.

BEING THE SAME PREMISES WHICH Anthony P. Jordan, by deed dated June 30, 2005, recorded July 1, 2005, Carbon County Deed Book 1344, page 996, granted and conveyed unto John W. Rendle.

NOTICE IS HEREBY GIVEN to all claimants and parties in interest that the Sheriff will, for all sales where the filling of a Schedule of Distribution not later than thirty (30) days after the sale, in his office, where the same will be available for inspection and that distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

Tax Parcel: 42A-49-J38

Seized and taken into execution as the property of JOHN W. RENDLE at the suit of 18071

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 JOHN W. RENDLE

Leon P. Haller, Esq.
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1719 North Front Street
Harrisburg, PA 17102-2392

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