

IN THE COURT OF COMMON PLEAS OF CARBON COUNTY

SHERIFF'S SALE

OF VALUABLE REAL ESTATE

Friday, May 14th, 2010 at 11:00 A.M.

By virtue of a Writ of Execution No. 09-2970, issued by Beneficial Consumer Discount Company d/b/a Beneficial Mortgage Company of Pennsylvania, out of the Court of Common Pleas of Carbon County, Pennsylvania, upon Judgment entered therein to No. 09-2970, there will be exposed to public sale and outcry on Friday, May 14th, 2010 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 EAST SIDE OF NORTH SEVENTH STREET IN THE BOROUGH OF LEHIGHTON, COUNTY OF CARBON AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT THE NORTHEAST CORNER OF CYPRESS AND SEVENTH STREETS; THENCE EAST ALONG CYPRESS STREET THIRTY-ONE FEET AND EXTENDING NORTHWARDLY (ERRONEOUSLY REFERRED TO IN PRIOR DEED AS BEING WESTWARDLY) OF THE SAME WIDTH BETWEEN PARALLEL LINES AT RIGHT ANGLES TO SAID CYPRESS STREET ONE HUNDRED FORTY FEET TO A TEN FOOT WIDE PRIVATE ALLEY.

IT IS UNDERSTOOD AND AGREED BY AND BETWEEN THE PARTIES HERE-TO THAT THERE IS TO BE CONVEYED HERewith THE WESTERN ONE-HALF OF A DOUBLE DWELLING HOUSE AND THAT THE EASTERN BOUNDARY LINE SHALL PASS THROUGH THE CENTER OF THE MIDDLE PARTITION WALL DIVIDING SAID DOUBLE DWELLING HOUSE.

UNDER AND SUBJECT TO THOSE EASEMENTS, WHICH PROVIDE FOR THE WATER AND SEWER LINES SERVING THE ADJOINING PREMISES KNOWN AS 638 CYPRESS STREET AND WHICH PASS THROUGH THE ABOVE DESCRIBED PREMISES KNOWN AS 640 CYPRESS STREET TO THE BOROUGH CONNECTIONS IN NORTH SEVENTH STREET, AND WHICH SHALL REMAIN FOR THE BENEFIT OF THE PRESENT OWNERS OF 638 CYPRESS STREET, THEIR HEIRS AND ASSIGNS: AND WITH THE UNDERSTANDING THAT THE OWNERS OF 638 CYPRESS STREET, THEIR HEIRS AND ASSIGNS SHALL BE JOINTLY RESPONSIBLE WITH THE OWNERS OF 640 CYPRESS STREET, THEIR HEIRS AND ASSIGNS, FOR THE CONTINUED MAINTENANCE, REPAIR AND REPLACEMENT OF SAID SEWER AND WATER LINES, AS MAY BE NECESSARY.

Seized and taken into execution as the property of Karen R. Otto, Phillip M. Otto at the suit of Beneficial Consumer Discount Company d/b/a Beneficial Mortgage Company of Pennsylvania

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, May 24, 2010, 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 Karen R. Otto, Phillip M. Otto

Edward D. Conway
McCabe, Weisberg and Conway
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DWIGHT L. NOTHSTEIN, SHERIFF
CARBON COUNTY