

IN THE COURT OF COMMON PLEAS OF CARBON COUNTY

# SHERIFF'S SALE

OF VALUABLE REAL ESTATE

Friday, June 8th, 2007 at 11:00 A.M.

By virtue of a Writ of Execution No. 07-0143, issued by EMC Mortgage Corporation, et al, out of the Court of Common Pleas of Carbon County, Pennsylvania, upon Judgment entered therein to No. 07-0143, there will be exposed to public sale and outcry on Friday, June 8th, 2007 at 11:00 A.M. E.S.T., in the Sheriff's Office, Court House Building, Jim Thorpe, Pennsylvania, the following described real estate, to wit:

ALL THAT CERTAIN Western one-half (1/2) of all that certain lot or piece of ground situate on the South side of East Catawissa Street in the Borough of Nesquehoning, (formerly the Village of Nesquehoning, Township of Mauch Chunk), County of Carbon, and Commonwealth of Pennsylvania, and numbered in the plan or plot thereof 165, said Western portion being bounded and described as follows, to wit:

BEGINNING at a point, which point is the Northwest corner of Lot 165, and the Northeast corner of Lot 163; thence Eastwardly in and along the South side of Catawissa Street, twenty feet (20.00'), more or less, to a point, where the line as extended of the center of the partition wall dividing the double dwelling erected and now standing on the said Lot 165 intersects said Southward line of Catawissa Street; thence Southwardly between parallel lines at right angles to Center Street one hundred eighty-five feet (185.00'), more or less, on the Easterly line, and one hundred eighty-nine feet eleven inches (189.00' 11") on the Westwardly line to Center Street.

BOUNDED Northwardly by said Catawissa Street, Eastwardly by the Eastern portion of Lot 165, Southwardly by Center Street, and Westwardly by Lot 163, the Eastward line running through the center of the partition wall of the double dwelling erected and now standing on Lot 165.

BEING known as 243 CATAWISSA STREET, NESQUEHONING, PA 18240.

BEING the same premises which Wayne J. Fritzinger and Ann Marie Fritzinger, his wife, by Deed dated March 19, 1998 and recorded March 26, 1998 in the Office of the Recorder of Deeds in and for Carbon County in Deed Book 748, Page 255, granted and conveyed unto Peter G. Jungbaer.

PARCEL No. 105B2-41-D9.

Seized and taken into execution as the property of PETER JUNGBAER A/K/A PETER G. JUNGBAER A/K/A PETER G. JUNGBAER, JR. at the suit of EMC Mortgage Corporation, et al

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, June 18, 2007, 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 PETER JUNGBAER A/K/A PETER G. JUNGBAER A/K/A PETER G. JUNGBAER, JR.**

**DWIGHT L. NOTHSTEIN, SHERIFF  
CARBON COUNTY**

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