

IN THE COURT OF COMMON PLEAS OF CARBON COUNTY

SHERIFF'S SALE

OF VALUABLE REAL ESTATE

Friday, July 20th, 2007 at 11:00 A.M.

By virtue of a Writ of Execution No. 07-0548, issued by HSBC Mortgage Services, Inc., out of the Court of Common Pleas of Carbon County, Pennsylvania, upon Judgment entered therein to No. 07-0548, there will be exposed to public sale and outcry on Friday, July 20th, 2007 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 southward portion of ALL THAT LOT OR PIECE OF GROUND situate on the northwardly side of Catawissa Street, in the Borough of Nesquehoning, County Carbon, Commonwealth of Pennsylvania 18240, numbered in the Lehigh Coal and Navigation Company's Plan of plot of town lots of said Borough No. 116. SAID southwardly portion CONTAINING in front or breadth on the northwardly side of Catawissa Street Forty (40) feet and extending THENCE northwardly of that width between parallel lines at right angles to Catawissa Street One hundred (100) feet to the northward portion of said Lot No. 116. SAID southward portion being BOUNDED northwardly by the other portion of said Lot 116, eastwardly by Lot No. 118, southwardly by said Catawissa Street, and westwardly by Lot No. 118. HAVING THEREON ERECTED a residential dwelling.

BEING KNOWN AS 62 East Catawissa Street, Nesquehoning, PA 18130.

BEING TAX PARCEL NO. 105B1-41-G17. UNDER AND SUBJECT TO RESTRICTIONS AS APPEAR IN THE CHAIN OF TITLE. BEING the same premises which Michael Lopata, John Joseph Lopata, and Christopher Anthony Santore, Individually as Heirs and as Executors of the Estate of Mary Santore, by Indenture dated 07-07-05 and recorded 08-15-05 in the Office of the Recorder of Deeds in and for the County of Carbon in Deed Book 1359, Page 510, granted and conveyed unto Terry Smith and Dorette Petritsch, as Joint Tenants with Right of Survivorship.

NOTICE - THIS DOCUMENT DOES NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL AND IN THAT CONNECTION DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR STRUCTURE ON OR IN SUCH LAND. THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTHERWISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT. (This notice is set forth in the manner provided in Section 1 of the Act of July 17, 1957, P.L., 984 as amended, and is not intended as notice of unrecorded instruments, if any.)

Seized and taken into execution as the property of Terry Smith, Dorette Petritsch at the suit of HSBC Mortgage Services, Inc. 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, July 30, 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 Terry Smith, Dorette Petritsch

Terrence J. McCabe, Esquire
McCabe, Weisberg and Conway, PC
123 S. Broad St.
Suite 2080
Philadelphia, PA 19109

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