

IN THE COURT OF COMMON PLEAS OF CARBON COUNTY

SHERIFF'S SALE

OF VALUABLE REAL ESTATE

Friday, October 8th, 2010 at 11:00 A.M.

By virtue of a Writ of Execution No. 09-1992, issued by HSBC Mortgage Corporation (USA), out of the Court of Common Pleas of Carbon County, Pennsylvania, upon Judgment entered therein to No. 09-1992, there will be exposed to public sale and outcry on Friday, October 8th, 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 tract or piece of ground, Situate in Penn Forest Township, County of Carbon and State of Pennsylvania, being known as lot #98 Section 11, bounded and described according to a final plan of White Oak Run, made by Ebeco Associates, Inc., dated 11/8/1971 revised 10/20/1972 and recorded at Jim Thorpe, Penna., in the Office for the Recording of Deeds in and for the County of Carbon in Map book 1, page 174, as follows, to wit:

Beginning at a point of intersection of the Southwesterly side of West Creek Drive and the Southeasterly side of Penn Forest Road; thence extending from said point and place of beginning along the Southwesterly side of West Creek Drive South 26 degrees 44 minutes 00 seconds East 190.00 feet to a point a corner of Lot #99 on said plan; thence extending along a line of Lot #99 on said Plan, South 63 degrees 16 minutes 00 seconds West 207.81 feet to a point partly on a line of Lot #216 on said plan; thence extending partly along a line of Lot #216 and along a line of Lot #215 on said Plan, North 26 degrees 44 minutes 00 seconds West 239.59 feet to a point on the Southerly side of Penn Forest Road; thence extending along the Southeasterly side of Penn Forest Road North 78 degrees 16 minutes 00 seconds East 159.88 feet to a point an angle; thence extending from said point of angle still along the Southeasterly side of Penn Forest Road; North 72 degrees 07 minutes 00 seconds East 55.00 feet to the first mentioned point and place of beginning.

BEING known as Lot #98 on the above mentioned plan.

Together with all covenants, reservations and restrictions as contained in prior deeds forming the chain of title.

THIS conveyance includes all oil, gas and materials in, on or under the surface of the above-described lot.

BEING the same premises which Daniel B. Parsont and Trina Mae Parsont, his wife, by Deed dated November 18, 1986 and recorded November 25, 1986 in the Office of the Recorder of Deeds in and for Carbon County in Deed Book 0475 Page 659, granted and conveyed unto Harvey A. Berk, single, in fee.

Seized and taken into execution as the property of Harvey A. Berk at the suit of HSBC Mortgage Corporation (USA)

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, October 18, 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 Harvey A. Berk

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DWIGHT L. NOTHSTEIN, SHERIFF
CARBON COUNTY