

IN THE COURT OF COMMON PLEAS OF CARBON COUNTY

SHERIFF'S SALE

OF VALUABLE REAL ESTATE

Friday, June 11th, 2010 at 11:00 A.M.

By virtue of a Writ of Execution No. 10-0233, issued by HSBC Mortgage Corporation (USA), out of the Court of Common Pleas of Carbon County, Pennsylvania, upon Judgment entered therein to No. 10-0233, there will be exposed to public sale and outcry on Friday, June 11th, 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 lots, pieces or parcels of land situate, lying and being in the Township of Kidder, County of Carbon and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

PARCEL 1:

BEGINNING at the intersection of the east side of Holiday Drive and the south side of Henning Court; thence along the south side of Henning Court, North seventy-two degrees twenty-seven minutes fifty seconds East (North 72 degrees 27 minutes 50 seconds East) one hundred forty-seven and nine one-hundredths (147.09) feet to a point of curvature; thence on a curve to the left having a radius of forty (40) feet an arc length of twenty-eight and ninety-one one-hundredths (28.91) feet to a corner; thence South seventeen degrees thirty-two minutes ten seconds East (South 17 degrees 32 minutes 10 seconds East) a distance of eighty (80) feet to a corner of Lot No. 901, Section A; thence South seventy-two degrees twenty-seven minutes fifty seconds West (South 72 degrees 27 minutes 50 seconds West) a distance of two hundred (200) feet to a point on the East side of Holiday Drive; thence along the East side of Holiday Drive North seventeen degrees thirty-two minutes ten seconds West (North 17 degrees 32 minutes 10 seconds West) a distance of one hundred (100) feet to the point or place of BEGINNING.

BEING Lot No. 902, Section A on the plot or plan or lots known as "Holiday Poconos, Inc." as laid out for the former grantor by Leo A. Achterman, Jr., Civil Engineer, Stroudsburg, PA, dated August 29, 1960 and recorded in the Office of the Recorder of Deeds of Carbon County in Map Book 1, Page 103.

PARCEL 2:

BEGINNING at a point on the southerly side of Henning Court, said point being on the dividing line between Lots Nos. 902 and 903, Section A, on the map or plan referred to; thence South seventeen degrees thirty-two minutes ten seconds East (South 17 degrees 32 minutes 10 seconds East) one hundred eighty (180) feet to a point; thence North seventy-two degrees twenty-seven minutes fifty seconds East (North 72 degrees 27 minutes 50 seconds East) one hundred eighty (180) feet to a point; thence North seventy-two degrees twenty-seven minutes fifty seconds East (North 72 degrees 27 minutes 50 seconds East) ninety-two feet, more or less, to the westerly side of Laurel Run; thence along the westerly side of Laurel Run in a northerly direction one hundred forty-one feet, more or less, to a point on the dividing line between Lots Nos. 903 and 904, Section A; thence north seventy-five degrees thirty-two minutes twenty seconds West, one hundred sixty feet, more or less, to Henning Court; thence in a southwesterly direction along Henning Court on a curve to the right with a radius of forty feet an arc length of 40.49 feet to the point or place of BEGINNING.

BEING Lot No. 903, Section A, as set forth on the above-mentioned plot or plan or lots.

Seized and taken into execution as the property of Margaret M. Banchs 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, June 21, 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 Margaret M. Banchs

Edward Conway
McCabe, Weisberg and Conway
123 S. Broad St., Suite 2080
Philadelphia, PA 19109

DWIGHT L. NOTHSTEIN, SHERIFF
CARBON COUNTY