

IN THE COURT OF COMMON PLEAS OF CARBON COUNTY

SHERIFF'S SALE

OF VALUABLE REAL ESTATE

Friday, December 7th, 2007 at 11:00 A.M.

By virtue of a Writ of Execution No. 07-0524, issued by CITIMORTGAGE INC. S/B/M CITIFINANCIAL MORTGAGE CO., INC., out of the Court of Common Pleas of Carbon County, Pennsylvania, upon Judgment entered therein to No. 07-0524, there will be exposed to public sale and outcry on Friday, December 7th, 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 lot or piece of ground situate on the North side of Centre Avenue, in the Borough of Jim Thorpe, (formerly Centre Street, in the Borough of Mauch Chunk), Carbon County, Pennsylvania, bounded and described as follows:

Beginning at a point on the North line of said Centre Avenue on line of the center of a double dwelling now upon the premises herein conveyed, and the adjoining property, distant twenty-three (23) feet three (3) inches eastwardly from an angle on said North line which angle is thirty-nine (39) feet eastwardly from the corner of said street and twenty (20) feet wide alley adjoining lot numbered on the plan of said Borough Number One (1), conveyed by the Lehigh Coal and Navigation Company to Howard DeHart by deed dated May 22, 1883; thence eastwardly along said North line twenty-three (23) feet three (3) inches to a corner of a lot conveyed by deed October 15, 1897, by Asa R. Beers and wife to Sylvester Brown; and extending from said North line of Centre Avenue, northwardly between lines parallel with said twenty (20) feet wide alley, a distance of seventy-six (76) feet seven (7) inches on the westwardly line to other grounds of said heirs of Estate of Asa R. Beers, and a distance of fifty-eight (58) feet six (6) inches on the eastwardly line to grounds of the L.C. & Nav. Co.

Bounded northwardly, for a distance of about 11 feet, by other grounds of the heirs of the Estate of Asa R. Beers, deceased; northeastwardly, for a distance of about eighteen (18) feet, by grounds of the L.C. & Nav. Co.; eastwardly by said lot conveyed as aforesaid to Sylvester Brown; southwardly by said Centre Avenue, and westwardly by grounds intended to be conveyed by deed bearing date June 9, 1919, to Solomon Johnson, Jr. and wife.

TAX PARCEL NO: 83A2-18-E2

Seized and taken into execution as the property of NEIL A. SCHULTZ, SANDRA L. SCHULTZ at the suit of CITIMORTGAGE INC. S/B/M CITIFINANCIAL MORTGAGE CO., 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, December 17, 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 NEIL A. SCHULTZ, SANDRA L. SCHULTZ

Joseph A. Goldbeck, Jr.
GOLDBECK McCAFFERTY & McKEEVER
Mellon Independence Center - Suite 5000
701 Market Street
Philadelphia, PA 19106-1532

DWIGHT L. NOTHSTEIN, SHERIFF
CARBON COUNTY