

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. 07-0644, issued by HSBC Bank (USA), out of the Court of Common Pleas of Carbon County, Pennsylvania, upon Judgment entered therein to No. 07-0644, there will be exposed to public sale and outcry on Friday, July 20th, 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 LOT parcel or piece of land situate in the Township of Penn Forest, County of Carbon, and Commonwealth of Pennsylvania, being Lot V1132, Section V, Towamensing Trails, as shown on a plan of lots recorded into the Office of the Recorder of Deeds in and for the County of Carbon, in Plot Book Volume 1, page 241.

EXCEPTING AND RESERVING unto prior grantors, their successors and assigns, forever, an easement measuring Ten (10) feet in width across the entire front width and along both side lengths of the lot described above, said easement to be for the installation, maintenance, repair, replacement and removal of utilities and drainage facilities; provided, however, that the reservation of the Ten (10) foot wide easement along any side length shall not apply if the owner of the lot hereby conveyed shall also be the owner of the other lots adjoining said side length and shall build his dwelling house across the common side lot line or length.

BEING KNOWN AS 130 Cummings Avenue, Albrightsville, PA 18210.

BEING TAX PARCEL NUMBER: 22A-51-EV-1732.

BEING THE SAME PREMISES which Chris A. Weidenwiller, by Deed dated June 6, 2005 and recorded June 14, 2005 in the Office of the Recorder of Deeds in and for Carbon County in Deed Book 1338, Page 396 conveyed unto Estelle Baker, single woman and Jason Zielinski, single man.

AND ALSO BEING THE SAME PREMISES WHICH Estelle Baker, single woman, and Jason Zielinski, single man, by Deed, dated October 10, 2006 and recorded October 11, 2006 in the Office of the Recorder of Deeds in and for Carbon County in Deed Book 1509, Page 191 conveyed unto Jason Zielinski.

Seized and taken into execution as the property of Jason Zielinski, Estelle Baker a/k/a Estelle Lafern Baker at the suit of HSBC Bank (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, 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 Jason Zielinski, Estelle Baker a/k/a Estelle Lafern Baker

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

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