

IN THE COURT OF COMMON PLEAS OF CARBON COUNTY

# SHERIFF'S SALE

OF VALUABLE REAL ESTATE

Friday, November 2nd, 2007 at 11:00 A.M.

By virtue of a Writ of Execution No. 06-3781, issued by CITIFINANCIAL, INC., out of the Court of Common Pleas of Carbon County, Pennsylvania, upon Judgment entered therein to No. 06-3781, there will be exposed to public sale and outcry on Friday, November 2nd, 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 tract of piece of land situate in the Village of Packerton, Township of Mahoning, County of Carbon and Commonwealth of Pennsylvania, bounded and described as follows:

Beginning at a point, the northwest corner of the intersection of Beaver Street with Lehigh Street (frequently referred to as an alley);

Thence (1) westwardly along the north line of said Beaver Street for a distance of forty-four (44') feet to a point;

Thence (2) northwardly at right angles to said Beaver Street along the west line of said Lehigh Street for a distance of one hundred fifty-six feet nine inches (156'9") to an alley which is sixteen feet six inches (16'6") in width.

Being the same premises conveyed to the decedent in the description for the second tract of land (NO. 2) in the deed from Reuben H. Graver et. al. which is dated December 4, 1967 and is recorded in Carbon County deed Book 277 at page 64.

Together with and under and subject to all the rights privileges, benefits, easements, obligations, conditions, restrictions, exceptions, reservations, terms and provisions contained in former deeds in the chain of title.

TAX PARCEL #: 83B-38-A13

Seized and taken into execution as the property of KATHRYN M. HOSIER at the suit of CITIFINANCIAL, 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, November 12, 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 KATHRYN M. HOSIER**

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**