

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. 07-2968, issued by Mortgage Electronic Registration Systems, Inc. as nominee for WMC Corporation, out of the Court of Common Pleas of Carbon County, Pennsylvania, upon Judgment entered therein to No. 07-2968, 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 tract of land situate in Penn Forrest Township, Carbon County, Pennsylvania, known and described as Lot #V1039 in Section V, Towamensing Trails, on a Subdivision Plan recorded in the Recorder of Deeds office in and for Carbon County, Pennsylvania, on May 28, 1975 in Map Book Volume 1, Page 241.

EXCEPTING AND RESERVING unto the Grantor (Reference being made to a prior Grantor hereof, Broadscope, Inc., a Pennsylvania Corporation), its 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.

UNDER AND SUBJECT to the Protective Covenants, Exceptions and Reservations including an obligation to pay support to an association recorded in the Recorder of Deeds office in and for Carbon County, Pennsylvania, in Miscellaneous Book Volume 46, Pages 981 to 991.

BEING the same premises which Byron R. Ross and Annette Ross, husband and wife, by Deed dated April 26, 2006 and recorded in the Carbon County Recorder of Deeds Office on April 27, 2006 as Instrument Number 200605537, granted and conveyed unto Alida Wright.

Seized and taken into execution as the property of Alida Wright at the suit of Mortgage Electronic Registration Systems, Inc. as nominee for WMC Corporation

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 Alida Wright

**Lauren R. Tabas, Esquire
Shapiro and Kreisman
3600 Horizon Drive, Suite 150
King of Prussia, PA 19406**

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