

IN THE COURT OF COMMON PLEAS OF CARBON COUNTY

**SHERIFF'S SALE**

OF VALUABLE REAL ESTATE

**Friday, October 8th, 2010 at 11:00 A.M.**

By virtue of a Writ of Execution No. 09-0705, issued by HSBC Bank USA, N.A., as Trustee for the registered holders of Renaissance Equity Loan Asset-Backed Certificates, Series 2007-3, out of the Court of Common Pleas of Carbon County, Pennsylvania, upon Judgment entered therein to No. 09-0705, there will be exposed to public sale and outcry on Friday, October 8th, 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 lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in Kidder Township, in the County of Carbon, Commonwealth of PA:

BEGINNING at an iron pin in the Easterly line of Forest Drive, said pin being South 18 degrees 22 minutes West, 325.0 feet and South 71 degrees 38 minutes East, 25.0 feet from a rail monument designated as F4 in and marking the intersection of the center lines of Forest Drive and Money Wood Road;

THENCE (1) along land now or late of Patrick J. Henry, South 71 degrees 39 minutes East, a distance of 150.0 feet to an iron pin;

THENCE (2) along land partly now or late of George Burke and partly now or late of Matthew L. Leib, South 18 degrees 22 minutes West, a distance of 100.0 feet to a pin;

THENCE (3) along land now or late of Henry MacNeal, North 71 degrees 38 minutes West, a distance of 150.0 feet to an iron pin in the East line of Forest Drive;

THENCE (4) along the said Easterly line of Forest Drive, North 18 degrees 22 minutes East, a distance of 100.0 feet to the iron pin, the place of BEGINNING

BEING Known as Parcel # 33A-21-B37.

Commonly known as 23 Forest Drive.

BEING THE SAME PREMISES which Jeffrey A. Boyer and Janet I. Boyer, by Deed dated July 29, 2003 and recorded August 14, 2003, in the Recorder of Deeds in and for the County of Carbon, in Deed Book 1148 Page 0858, granted and conveyed unto the Jeffrey A. Boyer, in Fee.

Seized and taken into execution as the property of Jeffrey A. Boyer at the suit of HSBC Bank USA, N.A., as Trustee for the registered holders of Renaissance Equity Loan Asset-Backed Certificates, Series 2007-3

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, October 18, 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 Jeffrey A. Boyer**

**Leslie J. Rase, Esq.  
Shapiro and DeNardo  
3600 Horizon Drive, Suite 150  
King of Prussia, PA 19406**

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