

IN THE COURT OF COMMON PLEAS OF CARBON COUNTY

SHERIFF'S SALE

OF VALUABLE REAL ESTATE

Friday, May 11th, 2007 at 11:00 A.M.

By virtue of a Writ of Execution No. 06-4095, issued by U.S. BANK NATIONAL ASSOCIATION, TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY, out of the Court of Common Pleas of Carbon County, Pennsylvania, upon Judgment entered therein to No. 2006-4095, there will be exposed to public sale and outcry on Friday, May 11th, 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 the Western half of ALL THAT CERTAIN lot or piece of ground situate on the South Side of West Bertsch Street, in the Village of Ashton, now the Borough of Lansford, County of Carbon and Commonwealth of Pennsylvania, being Lot No. 70 in the plan or plot there.

CONTAINING in front or breadth on said West Bertsch Street fifteen (15) feet and extending thence southward one hundred fifty (150) feet to a twenty (20) feet wide alley.

BOUNDED on the North by said West Bertsch Street, on the East by the eastern half of said Lot No. 70, on the South by said alley and on the West by Lot No. 72.

EXCEPTING and RESERVING ALL THAT CERTAIN part of the western half of ALL THAT CERTAIN lot or piece of ground being fully described in deed dated October 31, 1923 between Edward Powell and Hannah Powell, his wife, and Anna Sabol and Ladislav Sabol, her husband, and recorded November 14, 1923 in Carbon County Deed Book 100, Page 578.

BOUNDED on the North by the remaining part of the western half of Lot No. 70, on the East by the eastern portion of Lot No. 70 (erroneously stated in prior Deed of record as Lot No. 68, on the South by said West Kline Avenue, and on the West by Lot No. 72 (erroneously stated in prior deed of record as Lot No. 70).

IMPROVED with a dwelling house erected thereon know as: 360 WEST BERTSCH STREET LANSFORD, PA 18232

BEING THE SAME PREMISES WHICH Eddie R. Powell a/k/a Edward R. Powell and Helen Powell, husband and wife, by deed dated 10/24/97 and recorded in Carbon County Deed Book 726, Page 348, granted and conveyed unto Wendell K. Stocker and Freddi T. Stocker, husband and wife.

Seized and taken into execution as the property of Wendell K. Stocker, Freddi T. Stocker at the suit of U.S. BANK NATIONAL ASSOCIATION, TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY

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, May 21, 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 Wendell K. Stocker, Freddi T. Stocker

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

Maryland Ferretti
Purcell, Krug, and Haller
1719 North Front Street

Harrisburg, PA 17102-2392