

IN THE COURT OF COMMON PLEAS OF CARBON COUNTY

# SHERIFF'S SALE

OF VALUABLE REAL ESTATE

Friday, October 13th, 2017 at 11:00 A.M.

By virtue of a Writ of Execution No. 17-1373, issued by HSBC BANK USA, NATIONAL ASSOCIATION, as Indenture Trustee, for the FBR Securitization Trust 2005-2 Callable Mortgage-Backed Notes, Series 2005-2, out of the Court of Common Pleas of Carbon County, Pennsylvania, upon Judgment entered therein to No. 17-1373, there will be exposed to public sale and outcry on Friday, October 13th, 2017 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 situated in Penn Forest Township, Carbon County, Pennsylvania, know and described as Lot No. V1365 in Section V, Towamensing Trails, on subdivision Plan recorded in the Recorder of Deeds office in and for Carbon County, Pennsylvania, on May 28, 1975 in MBV1, page 241

EXCEPTING AND RESERVING unto the Grantor, it successors and assigns, forever an easement measuring 10 ft in with across the entire front width and along both side lengths of the lot described above, said easement to be for installation, maintenance, repair, replacement and removal of utilities and drainage facilities; provided, however, that the reservation of the 10 ft wide casement 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 for line or length

UNDER AND SUBJECT to 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 MBV 46, page 981 to 991

BEING Parcel No.22A-51-EC11365

IMPROVEMENTS thereon consist of Residential Dwelling

BEING the same premises which Donald Duane and Carol Duane, husband and wife, by deed date 4/29/2002 and recorded 4/30/2002 in the recorder of Deeds Office of Carbon County in Deed Book Volume/Page 1018/559 granted and conveyed to William Francia and Raquel Francia, husband and wife, the grantee(s) herein

Seized and taken into execution as the property of William Francia and Raquel Francia at the suit of HSBC BANK USA, NATIONAL ASSOCIATION, as Indenture Trustee, for the FBR Securitization Trust 2005-2 Callable Mortgage-Backed Notes, Series 2005-2

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 23, 2017, 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 William Francia and Raquel Francia**

Andrew Marley, Esq.  
Stern and Eisenberg, PC  
1581 Main St. Suite 200  
Warrington, PA 18976

**ANTHONY C. HARVILLA, SHERIFF  
CARBON COUNTY**