

STATE OF NEW YORK  
SUPREME COURT

COUNTY OF ESSEX

HSBC BANK USA, NATIONAL ASSOCIATION,  
successor by merger to HSBC Bank USA,

Plaintiff,

-against-

GIBSON'S HARDWARE (A PARTNERSHIP),  
DALE L. GIBSON, Individually and as a Partner  
in GIBSON'S HARDWARE, LEONARD D. GIBSON,  
Individually and as a Partner in GIBSON'S HARDWARE,  
JOHN DOE and MARY ROE,

Defendants.

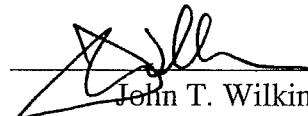
NOTICE OF FORECLOSURE  
SALE

Index No. 629-04

RJI No.: 15-1-05-0019

Hon. James P. Dawson, J.S.C.

Pursuant to an Amended Judgment of Foreclosure and Sale entered in the above-entitled action, dated September 8, 2005, I, the undersigned Referee named in said Amended Judgment of Foreclosure and Sale, will sell at public auction on the site of the former Gibson's Hardware premises located at and commonly known as 56 Station Road (NYS Route 22), Town of Willsboro, County of Essex, State of New York, on October 27, 2005, at 11:00 o'clock in the forenoon of that day, the premises directed by said judgment to be sold, which are more fully described in Schedule "A" attached hereto. The amount of the Amended Judgment is \$395,681.36, with interest thereon and such other sums as are awarded therein. The foreclosure sale will be conducted with the assistance of Uncle Sam Auctions & Realty, Inc.

  
John T. Wilkins, Esq.  
Referee

KIRBY W. DILORENZO, ESQ.  
MARTIN, SHUDT, WALLACE, DILORENZO,  
& JOHNSON  
Attorneys for Plaintiff  
279 River Street, P.O. Box 1530  
Troy, New York 12181-1530  
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SCHEDULE A

ALL THAT CERTAIN TRACT OR PARCEL OF LAND situate in the Town of Willsboro, County of Essex, State of New York and lying on the northerly side of NY Route 22 (State Highway No. 1641, and being a portion of that part of Apothecary Mate John Ross's 2000 Acre Patent of 16 Apr 1765 conveyed to the party of the first part by deed dated 20 July 1946 and recorded in Liber 248 at page 18; and the subject parcel is bounded and described as follows:

BEGINNING at a point in the northerly bounds of Route 22, said point being the southwesterly corner of the subject parcel and is evidenced by a set 3/4" iron rod in concrete (hereinafter called a Mon.) Located S 68° 55' E 2636 feet from U.S. N.G.S. Bench Mark Disk No. H 395 1973;

THENCE N 22° 36' 39" E 583.32 feet to a point being the northwesterly corner of the subject parcel and is evidenced by a Mon;

THENCE S 65° 38' 00" E 129.96 feet to a point in the westerly line of lands of Baker (now or formerly), said point is evidenced by a set iron plug in drill hole in a base stone of a north/south stone wall and hedgerow;

THENCE S 07° 42' 38" E 39.68 feet to a found 3/4" iron pipe in aforesaid stone wall, being the northeasterly corner of the subject parcel and the northwesterly corner of lands of Reynolds et al (L. 870, p. 183);

THENCE S 22° 36' 39" W 549.69 feet along said lands of Reynolds et al and lands of Sodaro (L. 550, p. 33) to a point in the aforesaid northerly Highway Bounds, said point is evidenced by a Mon. Located N 22° 36' 39" E 7.51 feet from a found Spike in blacktop pavement;

THENCE N 65° 38' 00" W 150.00 feet along said Highway Bounds to the point of beginning.

The subject parcel thus bounded and described contains 2.000 acre of land, all as is shown in detail on a Map of Survey by John A. Deming, L.S. filed in the Essex County Clerk's Office as Map No. 3780. All of the above Courses are referenced to Grid North, with all Distances in accordance with the New York State Plane Coordinate System, East Zone.

TOGETHER with all Rights, Title and Interest (if any) of the party of the first part in and to that portion of Route 22 lying between its centerline and northerly bounds as the same abuts the above-described subject parcel.