

STATE OF NEW YORK
SUPREME COURT COUNTY OF ST. LAWRENCE

HSBC BANK USA, NATIONAL ASSOCIATION, successor by
merger to HSBC Bank USA f/k/a Marine Midland Bank,

vs.

Plaintiff,

NOTICE OF SALE

Index No. 115921

RJI No. 44-1-2004-0449

MARY A. STEENBERG a/k/a Mary A. Lavallee; DANNY
STEENBERG; CHRISTIAN H. DRIBUSCH, ESQ., as Chapter 7
Trustee in the bankruptcy of Danny E. Steenberg and Mary A.
Steenberg; DONNY LAVALLEE; KILEY FELCH,

Defendants.

Pursuant to a Judgment of Foreclosure and Sale, duly granted herein, and entered in the Office of the Clerk of St. Lawrence County, New York, I, Joseph T. Welch, Esq., the Referee therein named, with the assistance of Uncle Sam Auctions & Realty, Inc., will sell at public auction at the mortgaged property, outside the main entrance of the house, 57 Grove Street, North Lawrence, New York, on Friday, December 10, 2004, at 10:00 a.m., the premises described in said Judgment as follows:

SEE SCHEDULE "A" ATTACHED HERETO.

Said premises and property are sold subject to (1) any state of facts an accurate survey may show, (2) covenants, restrictions and easements of record, (3) federal, state and municipal laws, regulations and ordinances and any violations thereof affecting the Mortgaged Property, (4) the rights and interests of all tenants of said Mortgaged Property who or which are not joined in this action, (5) claims, if any, of any Indian Tribe or Tribes or Groups, (6) the right of redemption of the United States of America, if any.

Dated: November 3, 2004

Joseph T. Welch, Referee

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& PRIORE, LLP

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