

IN THE COURT OF COMMON PLEAS OF CARBON COUNTY

# SHERIFF'S SALE

OF VALUABLE REAL ESTATE

Friday, February 10th, 2017 at 11:00 A.M.

By virtue of a Writ of Execution No. 14-2680, issued by Wells Fargo Bank, N.A. as Trustee for Option One Mortgage Loan Trust 2001-D, Asset-Backed Certificates, Series 2001-D, by its servicer Ocwen Loan Servicing, LLC, out of the Court of Common Pleas of Carbon County, Pennsylvania, upon Judgment entered therein to No. 14-2680, there will be exposed to public sale and outcry on Friday, February 10th, 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 lot or piece of ground situate in the Township of Kidder, County of Carbon and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a an iron pin corner in the southerly line of a private road, said corner being also a corner of lands now or formerly of William Yost;

THENCE (1) along lands now or formerly of Yost, south thirty-two degrees thirty minutes east (S. 32°30'E.) three hundred thirty-seven and fifty-five hundredths (337.55) feet to an iron pin corner;

THENCE (2) along lands now or formerly of Yost, south fifty degrees west (S. 50° 00'W.) one hundred fifteen and fifty-nine hundredths (115.59) feet to a corner of land now or formerly of Daniel Musselman.

THENCE (3) along said lands, north third-two degrees thirty minutes west (N.32°30'W.) three hundred sixty-two and four tenths (362.4) feet more or less to the southerly line of the aforementioned private road;

THENCE (4) along said road, north sixty-two degrees thirty minutes east (N. 62° 30'E.) one hundred fifteen (115.00) feet to the place of beginning

CONTAINING 40.105 square feet of land, be the same, more or less, IMPROVED with a one-story frame ranch house.

BEING Carbon County Tax Parcels No. 21-21-A24

BEING Known as 36 Laurel Lane a/k/a 34 Laurel Lane a/k/a 24 Laurel Lane, Albrightsville, PA 18210-0972

BEING the same premises which Carmella R. Twardzik and David D. Twardzik, Mother and Son, as J/T/R/S, Deed dated August 10, 2001 and recorded August 24, 2001 in the Office of the Recorder of Deeds in and for Carbon County in Deed Book 0959 Page 0610, granted and conveyed unto David D. Twardzik and Mary Twardzik, husband and wife.

Seized and taken into execution as the property of David D. Twardzik, Mary Twardzik at the suit of Wells Fargo Bank, N.A. as Trustee for Option One Mortgage Loan Trust 2001-D, Asset-Backed Certificates, Series 2001-D, by its servicer Ocwen Loan Servicing, LLC

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, February 20, 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 David D. Twardzik, Mary Twardzik**

Jessica N. Manis, Esq.  
Stern and Eisenberg, PC  
1581 Main St. Suite 200  
Warrington, PA 18976

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