

IN THE COURT OF COMMON PLEAS OF CARBON COUNTY

# SHERIFF'S SALE

OF VALUABLE REAL ESTATE

**Friday, September 9th, 2016 at 11:00 A.M.**

By virtue of a Writ of Execution No. 13-0464, issued by Wells Fargo Bank, N.A., out of the Court of Common Pleas of Carbon County, Pennsylvania, upon Judgment entered therein to No. 13-0464, there will be exposed to public sale and outcry on Friday, September 9th, 2016 at 11:00 E.S.T., in the Sheriff's Office, Court House Building, Jim Thorpe, Pennsylvania, the following described real estate, to wit:

The land referred to in this Commitment is described as follows:

All the following lot situate in the Township of Penn Forest, County of Carbon and the State of Pennsylvania , and being more particularly described as follows:

Beginning at a point on the southerly line of Sycamore Circle, said point being the northwesterly corner of Lot No. 825 as shown on map entitled "Plotting III, Section K, Indian Mountain Lake, 1 April 1964"; thence along Lot No. 825 as shown on said map, (a radial line to the hereinafter described curve) South 17 degrees 10 minutes 50 seconds West 217.29 feet to a point; thence along Lot Nos. 804 and 805 as shown on said map, North 82 degrees 04 minutes 00 seconds West 80.49 feet to a point; thence along Lot No. 823 as shown on said map, North 7 degrees 56 minutes 00 seconds East 219.55 feet to a point; thence along the Southerly line of Sycamore Circle, as shown on said map, South 82 degrees 04 minutes 00 seconds East 42.29 feet to a point of curvature; thence by the same as shown on said map, on a curve to the right having a radius of 445.00 feet an arc length of 73.43 feet to the place of beginning.

Being Lot No. 824, Section K-III, as shown on plotting of Indian Mountain Lake Development Corp., made by Leo A. Achterman, Jr., dated April 1, 1964.

Parcel No. : 2A-51-KIII824

Being known as: 44 Sycamore Circle, Albrightsville, PA 18210

BEING the same property conveyed to William Zgura who acquired title by virtue of a quit claim deed from William Zgura and Beth A. Zgura, husband and wife, dated February 6, 2013, recorded April 1, 2013, at Deed Book 1432, Page 626, Carbon County, Pennsylvania records.

Seized and taken into execution as the property of William Zgura a/k/a William E. Zgura at the suit of Wells Fargo Bank, N.A.

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, September 19, 2016, 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 Zgura a/k/a William E. Zgura**

Michael E. Carleton, Esq.  
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P.O. Box 165028  
Columbus, Ohio, OH 43216-502

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