

IN THE COURT OF COMMON PLEAS OF CARBON COUNTY

# SHERIFF'S SALE

OF VALUABLE REAL ESTATE

Friday, October 14th, 2016 at 11:00 A.M.

By virtue of a Writ of Execution No. 14-0827, issued by WILMINGTON SAVINGS FUND SOCIETY, FSB, DOING BUSINESS AS CHRISTIANA TRUST, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR BCAT 2014-4TT, out of the Court of Common Pleas of Carbon County, Pennsylvania, upon Judgment entered therein to No. 14-0827, there will be exposed to public sale and outcry on Friday, October 14th, 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:

ALL THAT CERTAIN lot, parcel of land situate in the Township of Penn Forest, County of Carbon and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin on the Northerly line of Oak Ridge Drive, being a common corner of Lot No. 53 and Lot No. 54 as shown on a plan titled "revised final plan, Jonas Mountain, Phase 2", dated May 30, 1996 and recorded April 9, 1997, in Map Book 2, Page 869, thence along said Northerly line of Oak Ridge Drive South 73 degrees 56 minutes 31 seconds West 202.67 feet to an iron pin, a point of curvature; thence along the intersection of said Northerly line of Oak Ridge Drive with the Easterly line of Herb Drive on a curve to the right having a radius of 25.00 feet for an arc length of 39.27 feet (chord bearing and distance being North 61 degrees 03 minutes 29 seconds west 35.38 feet) to an iron pin, apppoint of tangency; thence along said Easterly line of Herb Drive North 16 degrees 03 minutes 29 seconds West 192.80 feet to an iron pin; thence by lot no. 66 North 73 degrees 56 minutes 31 seconds East 227.67 feet to an iron pin; thence by the aforementioned lot no. 54 South 16 degrees 03 minutes 29 seconds East 217.80 feet to the place of beginning.

CONTAINING 1.14 acres more or less.

BEING lot no. 53 as shown on the above described plan.

BEING PARCEL ID NO. 3B-51-B53

UNDER and subject to the declaration of protective covenants, conditions and restrictions for Jonas Mountain, Phase II, dated January 22, 1990 and recorded in Carbon County Misc. Book 63, Page 46.

BEING the same premises which Adriel D. Williams, by deed dated January 13, 2005 and recorded on January 24, 2005 in the Recorder of Deeds Office in and for Carbon County, Pennsylvania, in Deed Book 1299 Page 144 and instrument number 200500983, granted and conveyed unto Miroslaw Kozel and Claudia Kozel, husband and wife, his/her heirs and assigns, in fee.

Seized and taken into execution as the property of Miroslaw Kozel and Claudia Kozel at the suit of WILMINGTON SAVINGS FUND SOCIETY, FSB, DOING BUSINESS AS CHRISTIANA TRUST, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR BCAT 2014-4TT

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 24, 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 Miroslaw Kozel and Claudia Kozel**

**STEPHEN M. HLADIK, ESQ.**  
**Hladik, Onorato and Pearlstine, LLP**  
298 Wissahickon Avenue  
North Wales, PA 19545

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