

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 6628/2017

Issued out of the Court of Common Pleas of Luzerne County, Pennsylvania and to me directed, I will expose the following described property at public sale at the Luzerne County Courthouse in the City of Wilkes-Barre County of Luzerne, Commonwealth of Pennsylvania on:

AT 10:30 O'CLOCK A.M.

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than thirty (30) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

By virtue of a Writ of Execution issued by Plaintiff, ESSA Bank & Trust to case number 06628-CV-2017 out of the Court of Common Pleas of Luzerne County.

ALL that surface or right of soil of all that certain lot of land situate in the Borough of Kingston, formerly the Borough of Dorranceton, Luzerne County, Pennsylvania, being lot number 77 of plot of lots in the Borough of Dorranceton aforesaid, recorded under the title of Westmoreland Place, in Luzerne County Map Book 1, Page 1, bounded and described as follows:

BEGINNING at a corner on Welles Street which is also the corner of a fifteen (15) foot alley;

Thence along the line of said Street, South 60 degrees, 4 minutes West, forty (40) feet to a corner in line of lot number 78;

Thence along the line of said lot, North 29 degrees, 56 minutes West, one hundred (100) feet to a fifteen (15) foot alley;

Thence along the line of said Alley, North 60 degrees, 4 minutes East, forty (40) feet to a fifteen (15) foot alley;

Thence along the line of said Alley, South 29 degrees, 56 minutes East to the place of beginning.

THE PROPERTY IDENTIFICATION NUMBER OF THE ABOVE DESCRIBED PARCEL IS:
H9NE1-10-31

BEING the same premises which Joseph A. Costello, Ronald Perlis and Mark Perlis, Co-Partners, trading as KIDDS Realty by Deed dated July 13, 2007, and recorded in the Luzerne County Recorder of Deeds Office on July 17, 2007 in Record Book Volume 3007, Page 187472, granted and conveyed unto Teberio Properties, LLC.

TITLE TO SAID PREMISES IS VESTED IN Teberio Properties, LLC by Deed dated July 13, 2007, and recorded in the Luzerne County Recorder of Deeds Office on July 13, 2007 in Record Book Volume 3007, Page 187472.

PROPERTY BEING KNOWN AS: 15 S. Welles Avenue
Kingston, PA 18704

BEING PLATE NUMBER: 34-7-280-4
PIN NUMBER: H9NE1-10-31

SEIZED AND TAKEN in execution as the property of: TEBERIO PROPERTIES, LLC, JLAN PROPERTIES, LLC, JOHN TEBERIO AND LINDA TEBERIO

PROPERTY ADDRESS: 15 S. WELLES AVENUE, KINGSTON, PA 18704

UPI / TAX PARCEL NUMBER: H9NE1 10 31

Seized and taken into execution to be sold as the property of TEBERIO PROPERTIES, LLC, JLAN PROPERTIES, LLC, JOHN TEBERIO AND LINDA TEBERIO in suit of ESSA BANK & TRUST.

Attorney for the Plaintiff:
NEWMAN WILLIAMS MISHKIN CORVELEYN WOLFE & FARERI
STROUDSBURG, PA 570-421-9090

BRIAN M. SZUMSKI, Sheriff
LUZERNE COUNTY, Pennsylvania