

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2612/2022

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 writ of execution issued by plaintiff: Ajax Mortgage Loan Trust 2021-B, by U.S. Bank National Association, as Indenture Trustee to case number 202202612.

All that certain lot, piece or parcel of land situate on the North side of Johnson Street, in the Borough of Freeland, Luzerne County, Pennsylvania. Bounded and described as follows, to wit:

Beginning at a point in the center line of Johnson Street and which point is located as follow: From the point of intersection of the centerline of Johnson Street and the Easterly line of the Pine Street, proceed Eastwardly along the centerline of Johnson Street for a distance of one hundred and six feet, six inches (106'6") to a point and thence proceed south eight-four and one-half degree East (S.84 1/2° E.) and continuing along the center line of Johnson Street for a distance of fifteen feet, six inches (15' 6") to a point, which is the said point of the beginning: thence North five and one half degrees East (N. 05 1/2° E) along the vertical plane passing through the center of the dividing partition of the double or two family dwelling house numbered 539 and 541 Johnson Street for a distance of two hundred eight and seventy-two one-hundredths feet (208.72') to a point; thence South eighty-four and one-half degrees East (S.84 1/2° E) along the Southerly line of land of Freeland Cemetery Association for a distance of fifteen feet six inches (15'6") to a point; thence South five and one-half degrees West (S.05 1/2° W) for a distance of two hundred eight and seventy-two one-hundredths feet (208.72') to a point in the center line of said Johnson Street; thence North eight-four and one half degrees West (N.84 1/2° W) along the center line of Johnson Street for a distance of fifteen feet, six inches (15'6") to a point, the place of beginning.

Improved with the Eastern one-half of a double dwelling, said half being known as 539 Johnson Street, Freeland, Luzerne County, Pennsylvania.

Title to said premises is vested Albert J. Sacchetti and Beryl A. Sacchetti, husband and wife, from James Cannon and Sarah Cannon, his wife by Deed dated 2/12/1975, recorded 2/18/1975 in Book 1848, Page 777. By Virtue of Death of Albert J. Sacchetti, title vest solely in Beryl A. Sacckett, his wife.

Being property known as 539 Johnson Street, Freeland, PA 18224.
Being Luzerne County tax parcel number: 22-Q9SE3-015-009-000

Improvements thereon consist of Residential dwelling.

Seized and taken in the execution as the property of Beryl A. Sacchetti.

PROPERTY ADDRESS: 539 JOHNSON ST, FREELAND, PA 18224

UPI / TAX PARCEL NUMBER: 22-Q9SE3-015-009-000

Seized and taken into execution to be sold as the property of BERYL A SACCKETTI in suit of AJAX MORTGAGE LOAN TRUST 2021-B, BY U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE.

Attorney for the Plaintiff:
PADGETT LAW GROUP, P.A.
TALLAHASSEE, FL 850-422-2520

BRIAN M. SZUMSKI, Sheriff
LUZERNE COUNTY, Pennsylvania