

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 3283/2021

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:

FRIDAY, DECEMBER 01, 2023
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.

All the surface and right of soil only, of and to all that certain lot, piece or parcel of land, situate in the Borough of Luzerne, County of Luzerne and State Pennsylvania, being bounded and described as follows, to wit:

BEGINNING at a point in Allen Street, at a corner of land now or late of Michael H. Sullivan, said point of beginning being about in the middle of said Street.

THENCE South forty-three (43) degrees, forty-five (45) minutes East, one hundred (100) feet, more or less, to a corner of lands now or late of William Hoover;

THENCE along said Hoover's land and lands now or late of Andrew Raub, South forty-six (46) degrees fifteen (15) minutes West, about sixty-three and twenty-five one hundredths (63.25) feet to lands now or late of one Corby.

THENCE along same North thirty-one (31) degrees forty-five (45) minutes West, about ninety eight (98) feet more or less, to a point in Allen Street aforesaid, being a corner of lands now or late of Arthur Savintzsky;

THENCE along the same North forty-six (46) degrees fifteen (15) minutes East, sixty-three and five tenths (63.5) feet more or less to the place of BEGINNING.

Said lot of land including the Easterly portion of Allen Street, on the southerly end and about four feet in width, and on the Northerly end about eight feet in width.

CONTAINING about six thousand three hundred twenty- five (6,325) square feet of land, be the same more or less.

Parcel ID No.: 41-G9NE1-012-002-000

Property Address (for informational purposes only): 20 Allen Street, Luzerne, PA 18709

BEING THE SAME property conveyed from Patricia A. Barry, Ruth M. Curtis now known as Ruth M. Barry, Joan Hrivnak, Frances Barry, Bernard A Barry, Frances M. Moran, Janet A. Heacock, Linda Whitehead, Kathleen Gust to Bernard A. Barry, III by deed recorded April 20, 1993 in Book 2454, page 596 in the Records Office of Luzerne County. AND THE SAID Bernard A. Barry III passed away on or about January 26, 2020, thereby vesting title unto Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Bernard A Barry, III, Deceased, Bernard A. Barry, IV and Jason Barry, known heirs of Barnard A. Barry III, deceased.

PROPERTY ADDRESS: 20 ALLEN ST, LUZERNE, PA 18709

UPI / TAX PARCEL NUMBER: 41-G9NE1-012-002-000

Seized and taken into execution to be sold as the property of BARRY, BERNARD A IV, KNOWN HEIR OF BERNARD A BARRY III, DECEASED, BARRY, JASON KNOWN HEIR OF BERNARD A BARRY, III, DECEASED AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER BERNARD A BARRY III, DECEASED in suit of NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER.

Attorney for the Plaintiff:
LOGS LEGAL GROUP LLC
WAYNE, PA 610-278-6800

BRIAN M. SZUMSKI, Sheriff
LUZERNE COUNTY, Pennsylvania