

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 6529/2022

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:

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 that certain piece or parcel of land, situate of land, situate and being in the Borough of Kingston, County of Luzerne and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a common corner of lots nos. 108 and 109 Union Street;

THENCE along said Union Street North 36 degrees 24 minutes West, twenty-five (25) feet;

THENCE South 53 degrees 36 minutes West, one hundred eighty-three (183) feet to an alley;

THENCE along said alley South 36 degrees 24 minutes East, twenty-five (25) feet to a corner of said lot No. 108;

THENCE by line of same, North 53 degrees 36 minutes East one hundred eighty-three feet (183) to said Union Street, the place of beginning.

BEING the most easterly half of lot No. 109 as shown on plot of lots laid out upon land late of the Estate of John Dorrance, deceased, recorded in Luzerne County Deed Book No. 246, page 158.

BEING the same premises conveyed to Mildred Obitz and James R. Obitz, her husband, by Deed dated March 8, 2002, and recorded March 13, 2002 in Luzerne County Deed Book 3002, page 66945. The said James R. Obitz died on April 18, 2004, vesting sole ownership in Mildred A. Obitz, his wife, by operation of law. The said Mildred A. Obitz died on February 5, 2006, having first made her last will and testament dated July 6, 2005, duly probated and Letters Testamentary in her estate were issued by the Luzerne County Register of Wills to Douglas Obitz and Rosemarie Feddock, to # 4006-0333. Pursuant to paragraph Fifth of said will the within property was devised to Grantee.

SUBJECT to all exceptions, reservations, restrictions, covenants, easements, and conditions as appear in the chain of title. This is a conveyance pursuant to estate administration and
PIN No.: G9 SE2 B3 L11

THIS DOCUMENT MAY NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE OF THE COAL AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE OF LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL AND, IN THAT CONNECTION, DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR OTHER STRUCTURE ON OR IN SUCH LAND. THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTHERWISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT.

AND the said Grantors, for themselves and their respective heirs, executors and administrators, do covenant, premises and agree to and with the said Grantee, her heirs and assigns, that they, the said Grantors, have not heretofore done or committed any act, matter or thing whatsoever whereby the premises hereby granted, or any part thereof, is, are, shall or may be impeached.

Title to said premises is vested in ROSEANN CARUSO

Property being known as: 82 W UNION ST KINGSTON, PA 18704

Being Luzerne county tax parcel number and pin number: 34-G9SE2-003-011-000

Improvements thereon consist of: RESIDENTIAL PROPERTY

PROPERTY ADDRESS: 82 WEST UNION STREET, KINGSTON, PA 18704

UPI / TAX PARCEL NUMBER: 34-G9SE2-003-011-000

Seized and taken into execution to be sold as the property of ROSEANN CARUSO in suit of THE BANK OF NEW YORK MELLON, F/K/A THE BANK OF NEW YORK AS SUCCESSOR N.A. AS TRUSTEE FOR NOVASTAR MORTGAGE FUNDING TRUST, SERIES 2006-2, NOVASTAR HOME EQUITY LOAN ASSET-BACKED CERTIFICATES, SERIES 2006-2.

Attorney for the Plaintiff:

ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
MT. LAUREL, NJ 855-225-6906

BRIAN M. SZUMSKI, Sheriff
LUZERNE COUNTY, Pennsylvania