

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 5055/2022

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 situated in Conyngham Township, Luzerne County, Pennsylvania, bounded and described as follows:

BEGINNING at an iron pin set in a stone row on line of lands of Stasia Glova;

THENCE through lands of the Grantor herein the following three courses and distances:

S 10° 30' 50" E 355.81 feet to an iron pin;

N 9° 00' 00" W, 310.00 feet to an iron pin set;

N 10° 30' 50" E, 355.81 feet to a point in Township Route t-466, a 50-foot wide township road, said line passes through an iron pin set 25.04 feet from said point;

THENCE in and along the centerline of T-466 and following along a stone row, S 09° 00' 00" E, 310 feet to a point of Beginning.

CONTAINING 2.53 acres and BEING Lot 3 of the Coleman/Wright Subdivision as surveyed by Randy L Howard, P.L.S. date June 22, 1992 and recorded in Map Book 68 Page 14.

Pin: 09-N5 -00A-08A-000

BEING the same premises conveyed by William Wright to Jean Collman and Adolph Wright, CO Trustees, and Adolph Wright Individually by deed dated October 6, 1983 and recorded October 7, 1983 in the Office of the Recorder of Deeds in and for Luzerne County in Deed Book 2112, Page 287. ALSO BEING the same premises conveying title from Adolph Richard Wright, individually and as Co-Trustee and Jean Coleman, Co-Trustee unto Adolph Ricard Wright, individually by deed dated July 29, 1992 and recorded on July 30, 1992 at Deed Book 2427 Page 466. ALSO BEING the same premises conveying title from Adolph Wright unto the Tamazight Temple University Trust by deed dated July 26, 2018 and recorded on July 26, 2018 and recorded at Deed Book 3018 Page 140064.

Title to the said Premises being invested in Tamazight Temple University & Trust
IMPROVED WITH A DWELLING KNOWN AS 343 Cemetery Road, Wapwallopen, PA 18660
Improvements thereon consist of: a two family single story house.
Seized and taken in execution as the property of Tamazight Temple University & Trust

And the interest of Adolph Wright being a ½ interest in land as follows:

ALL THAT CERTAIN lot or piece of ground situate in the Township of Conyngham, County of Luzerne, State of Pennsylvania, bounded and described as follows to wit:

BEGINNING at a stone corner of land, now or late of Phillip Rockel and George B Stackhouse;

THENCE along the lands of said Rockel and land, now or late of George Brown, South 9 Degrees East, One Hundred Eighty-Five (185) perches to a stump corner;

THENCE along the line of lands, now or late of Solomon Hoch, South 73 ½ degrees West, One hundred Thirty-one and two-tenths (131.2) perches to a stone corner;

THENCE by the remainder of land, now or late of Daniel Snyder, deceased of which the lands hereby conveyed was a part, North 9 degrees West, Two Hundred One (201) perches to a stone corner;

THENCE by land, now or late of Josiah Andreas and John Heller, North 82 ½ degrees East. One hundred Thirty-one (131) perches to the place of Beginning.

CONTAINING One Hundred and fifty (150) acres of land and allowances.

Pin: 09-N5 -00A-008-000

EXCEPTING AND RESERVING from the above described parcel of land, the following:

ALL that certain piece or parcel of land situated in Conyngham Township, Luzerne County, Pennsylvania, bounded and described as follows:

BEGINNING at an iron pin set in a stone row on line of lands of Stasia Glova;

THENCE through lands of the Grantor herein the following three courses and distances:

S 10° 30' 50" E 355.81 feet to an iron pin;

N 9° 00' 00" W, 310.00 feet to an iron pin set;

N 10° 30' 50" E, 355.81 feet to a point in Township Route t-466, a 50-foot wide township road, said line passes through an iron pin set 25.04 feet from said point;

THENCE in and along the centerline of T-466 and following along a stone row, S 09° 00' 00" E, 310 feet to a point of Beginning.

CONTAINING 2.53 acres and BEING Lot 3 of the Coleman/Wright Subdivision as surveyed by Randy L Howard, P.L.S. date June 22, 1992 and recorded in Map Book 68 Page

BEING the same premises conveyed by William Wright to Jean Collman and Adolph Wright, CO Trustees, and Adolph Wright Individually by deed dated October 6, 1983 and recorded October 7, 1983 in the Office of the Recorder of Deeds in and for Luzerne County in Deed Book 2112, Page 287. The said Jean Collman died on October 11, 2013. ALSO BEING the same premises conveying title by Adolph Wright as surviving So-Trustee under and subject to a Trust Agreement dated October 6, 1983, and Adolph Wright, Individually, as tenants in common unto Adolph Wright and Thomas Wright, as tenants in common by deed dated March 11th 2015 and recorded in Deed Book 3015 Page 44545. ALSO BEING the same premises conveying a half interest in title by Adolph Wright Individually, unto Adolph R.O. Wright-El Trust (Adolph R.O. Wright-El Beneficiary) by deed dated April 16th, 2015 and recorded in Deed Book 3015 Page 44545

Title to the said Premises being invested in Adolph R.O. Wright-El Trust
Vacant land Consisting of 147 acres more or less

PROPERTY ADDRESS: 343 CEMETERY RD, WAPWALLOPEN, PA 18660

UPI / TAX PARCEL NUMBER: 09-N5 -00A-008-000 & 09-N5 -00A-08A-000

Seized and taken into execution to be sold as the property of WRIGHT, ADOLPH A/K/A RICK WRIGHT A/K/A ADOLPH RICHARD WRIGHT, TAMAZIGHT TEMPLE UNIVERSITY & TRUST AND WRIGHT-EL TRUST, ADOLPH R.O. in suit of DAVID KELLER.

Attorney for the Plaintiff:
DAVID KELLER
BRODHEADSVILLE, PA 570-730-3755

BRIAN M. SZUMSKI, Sheriff
LUZERNE COUNTY, Pennsylvania