

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 551/2022

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, AUGUST 04, 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, parcel or tract of land situate in the Township of Butler, County of Luzerne, and Commonwealth of Pennsylvania, and being a portion of the William Gray Warrantee Tract, and the James Black Warrantee Tract, and being known as Lot 17, on plot or plan of lots known as "Charlwood Estates", as laid out by William J. Schumacher, R.S., recorded in Luzerne County Map Book, 32, Page 37, more particularly described as follows:

STARTING at an iron pin in the southerly right-of-way line of the Pennsylvania Power & Light Company, and being further described as North 86 degrees, 24 minutes West, 117.73 feet from a brownstone corner in the southeast corner of the Jonathan Walker Warrantee Tract, and in the western line of the William Gray Warrantee Tract;

THENCE South 76 degrees, 48 minutes East, 3, 544.44 feet to a point, the place of beginning;

THENCE along the right-of-way of the Pennsylvania Power & Light Company, South 79 degrees, 29 minutes East, 509.93 feet to a point;

THENCE South 12 degrees, 09 minutes, 29 seconds East, 83.67 feet to a point;

THENCE along the line dividing Lots #17 and #18, South 77 degrees, 50 minutes, 31 seconds West, 256.82 feet to a point in the easterly right-of-way line of T-354;

THENCE along the same, the following 5 courses and distances;

- (1) North 19 degrees, 04 minutes, 06 seconds West, 58.09 feet;
- (2) North 46 degrees, 34 minutes, 06 seconds West, 83.32 feet;
- (3) North 68 degrees, 33 minutes, 06 seconds West, 105.95 feet;
- (4) North 59 degrees, 37 minutes, 21 seconds West, 62.66 feet; and
- (5) North 37 degrees, 40 minutes, 06 seconds West, 58.53 feet to a point, the place of BEGINNING

Title to said premises is vested in Michael Weston by deed from Michael B. Weston dated October 26, 2012 and recorded November 26, 2012 in Deed Book 3012, Page 209264 Instrument Number 6034647.

Property being known as: 60 Woodside Drive, Freeland, Pennsylvania 18224

Improvements thereon consist of: Residential Dwelling

PROPERTY ADDRESS: 60 WOODSIDE DR, FREELAND, PA 18224

UPI / TAX PARCEL NUMBER: 06-R9S6-009-001-000

Seized and taken into execution to be sold as the property of MICHAEL WESTON in suit of CITIZENS BANK, N.A..

---

**Attorney for the Plaintiff:**  
MCCABE WEISBERG & CONWAY, LLC  
PHILADELPHIA, PA 215-790-1010

**BRIAN M. SZUMSKI, Sheriff**  
LUZERNE COUNTY, Pennsylvania