

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2911/2022

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.

ALL THAT CERTAIN PIECE, PARCEL OF LOT OF LAND SITUATE IN THE TOWNSHIP OF BUTLER, COUNTY OF LUZERNE, AND COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A POINT IN THE ROAD LEADING FROM CONYNGHAM TO EAST BUTLER;

THENCE SOUTH SEVENTY-SEVEN DEGREES SEVENTEEN MINUTES EAST (S. 77 DEGREES 17' E.) FOR A DISTANCE ALONG SAID ROAD OF ONE HUNDRED (100) FEET, MORE OR LESS, TO A POINT IN THE DIVIDING LINE NOW OR LATE OF KIS-LYN AND NOW OR LATE OF JOSEPH MESTROW;

THENCE ALONG THE COMMON PROPERTY LINE NOW OR LATE OF KIS-LYN AND SAID PARCEL SOUTH TWENTY-FOUR DEGREES TWENTY-SEVEN MINUTES EAST (S. 24 DEGREES 27' E.) FOR A DISTANCE OF THREE HUNDRED ONE AND SIX ONE-HUNDREDTHS (301.06) FEET TO AN IRON PIN;

THENCE THRU THE COMMON PROPERTY LINE OF JOSEPH MESTROW AND SAID PARCEL NORTH EIGHTY-EIGHT DEGREES TWENTY-EIGHT MINUTES WEST (N. 88 DEGREES 28' W.) FOR A DISTANCE OF TWO HUNDRED THIRTY (230) FEET MORE OR LESS, TO AN IRON PIN;

THENCE THRU THE COMMON PROPERTY LINE OF JOSEPH MESTROW AND SAID PARCEL NORTH ONE DEGREES THIRTY-TWO MINUTES EAST (N.1 DEGREES 32' E.) FOR A DISTANCE OF TWO HUNDRED NINETY (290) FEET TO A POINT, AND THE PLACE OF BEGINNING.

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ALL THAT PARCEL OR PIECE OF LAND SITUATE IN BUTLER TOWNSHIP, LUZERNE COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT, SAID POINT BEING AN IRON PIN CORNER ON THE SOUTHERLY RIGHT-OF-WAY LINE OF COUNTY ROAD (50' WIDE RIGHT-OF-WAY);

THENCE IN AN EASTERLY DIRECTION, ALONG THE SAID SOUTHERLY RIGHT-OF WAY LINE OF COUNTY ROAD THE FOLLOWING TWO (2) BEARINGS AND DISTANCES :

SOUTH EIGHTY-FOUR DEGREES SEVENTEEN MINUTES FORTY SECONDS EAST (S. 84 DEGREES 17' 40" E.) ELEVEN AND NINETY-THREE HUNDREDTHS FEET (11.93') TO A POINT, SAID POINT BEING AN EXISTING IRON PIN;

THENCE SOUTH SEVENTY-EIGHT DEGREES FIFTY-TWO MINUTES FIFTEEN SECONDS EAST (S. 78 DEGREES 52' 15" E.) FORTY-EIGHT AND SEVENTY-EIGHT HUNDREDTHS FEET (48.78') TO A POINT, SAID POINT BEING AN EXISTING IRON PIN;

THENCE IN A SOUTHERLY DIRECTION ALONG OTHER LANDS NOW OR LATE OF E. DENICE, SOUTH ONE DEGREE THIRTY-TWO MINUTES ZERO SECONDS WEST (S. 01 DEGREES 32' 00" W.) TWO HUNDRED SIXTY-ONE AND EIGHTY-TWO HUNDREDTHS FEET (261.82') TO A POINT, SAID POINT BEING AN EXISTING IRON PIN;

THENCE THROUGH LANDS NOW OR LATE OF J. K. AND B. M. CASPER, OF WHICH THIS WAS A PART, THE FOLLOWING TWO (2) BEARINGS AND DISTANCES:

(1) NORTH EIGHTY-EIGHT DEGREES TWENTY-EIGHT MINUTES ZERO SECONDS WEST (N. 88 DEGREES 28' 00" W.) SIXTY AND ZERO HUNDREDTHS FEET (60.00') TO A POINT, SAID PINE BEING AN IRON PIN;

(2) THENCE IN A NORTHERLY DIRECTION, NORTH ONE DEGREE THIRTY-TWO MINUTES ZERO SECONDS EAST (N. 01 DEGREES 32' 00" E.) TWO HUNDRED SEVENTY AND EIGHTY-TWO HUNDREDTHS FEET (270.82') TO A POINT, THE PLACE OF BEGINNING.

Being the same property conveyed by deed to DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE FOR LONG BEACH MORTGAGE LOAN TRUST 2006-WL2 from MICHAEL A. SAVOKINAS, SHERIFF recorded on 03/09/2009 in Deed Book 3009, Page 40682, in the Deed Registry of LUZERNE County, PA.

PARCEL # 06-R7S7 -002-007-000

FOR INFORMATIONAL PURPOSES ONLY: Being known as 250 West Foothills Drive, Drums, PA 18222

BEING THE SAME PREMISES which Deutsche Bank National Trust Company as trustee for Long Beach Mortgage Loan Trust 2006-WL2, by JPMorgan Chase Bank, as attorney in fact, by Deed dated May 1, 2009 and recorded June 19, 2009 in the Office of the Recorder of Deeds in and for the County of Luzerne, Pennsylvania in Book 3009, Page 118595, Instrument No. 5873784 granted and conveyed unto William T. Evanicki in fee.

PROPERTY ADDRESS: 250 WEST FOOTHILLS DR, DRUMS, PA 18222

UPI / TAX PARCEL NUMBER: 06-R7S7 -002-007-000

Seized and taken into execution to be sold as the property of WILLIAM T EVANICKI in suit of BANKUNITED, N.A..

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

BRIAN M. SZUMSKI, Sheriff
LUZERNE COUNTY, Pennsylvania