

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 13381/2019

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.

By virtue of a Writ of Execution No. 201913381 issued out of the Court of Common Pleas of Luzerne County, directed to me, there will be exposed to public sale, by vendue or outcry to the highest and best bidders, for cash, in the Courthouse, in the City of Wilkes-Barre, Luzerne County, Pennsylvania, on April 14, 2023 at 10:30AM, in the forenoon of the said day, all the right, title and interest of the Defendant(s) in and to:

The surface of all that certain piece, lot or parcel of land situate in the City of Nanticoke, Luzerne County, Pennsylvania, bounded and described as follows:

Beginning at the Northeast corner of Lot No. 1007 on the Westerly side of Market Street in said City at the Southwest corner of the intersection of Market and Grove Streets on the Plot of Lots hereinafter mentioned; thence along the line of said Market Street, South 18 degrees 48 minutes East, forty-eight (48) feet to a corner of lot No. 1008; thence along the line of said Lot No. 1008, South 71 degrees 12 minutes West, one hundred thirty (130) feet to a corner on a 15 foot alley; thence along the line of said alley, North 18 degrees 48 minutes West, forty-eight (48) feet to a corner on Grove Street; thence along the line of said Grove Street, North 71 degrees 12 minutes East, one hundred thirty (130) feet to the place of beginning.

Containing 6,240 square feet of land.

Being lot No. 1007 on Plot of Lots laid out by the Susquehanna Coal Company and recorded in Map Book No. 1, pages 6 and 7.

Being the same property conveyed to Joseph J. Berry and Margaret A. Berry, his wife who acquired title by virtue of a deed from Goldie Schwartz, widow, dated July 12, 1968, recorded July 12, 1968, at Book 1644, Page 445, Office of the Recorder of Deeds, Luzerne County, Pennsylvania.

INFORMATIONAL NOTE: Margaret A. Berry died November 12, 2007, and pursuant to the survivorship language in the above mentioned deed, all her interest passed to Joseph J. Berry.

Premises improved with a single family dwelling more commonly known as 1006-1008 S Market St aka 1006 South Market Street, Nanticoke, PA 18634

Under and Subject to and together with the same reservations, conditions, restrictions, covenants, exceptions and easements as appear in prior chain of title.

Together with all buildings and improvements thereon.

The Property Identification Number of the above-described parcel is 42-J7SE4-025-011-000.

Plate No. 42-12-313-4

Notice is hereby given to all claimants and parties in interest that the Sheriff will within thirty (30) days thereafter file a distribution in his office, where the same will be available for inspection and the distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter.

Seized and taken into execution at the suit of PNC Bank, National Association against Joseph Berry, AKA Joseph J. Berry, et al., and will be sold by:

Brian Szumski, Sheriff of Luzerne County

Katherine M. Wolf, Esquire
Scott A. Dietterick, Esquire
Kimberly J. Hong, Esquire
Michael E. Carleton, Esquire
Meredith H. Wooters, Esquire
Matthew P. Curry, Esquire
Alyk L. Oflazian, Esquire
Cristina L. Connor, Esquire

Manley Deas Kochalski LLC
P. O. Box 165028
Columbus, OH 43216-5028
614-220-5611

PROPERTY ADDRESS: 1006-1008 S MARKET ST, AKA 1006 SOUTH MARKET ST, NANTICOKE, PA 18634

UPI / TAX PARCEL NUMBER: 42-J7SE4-025-011-000

Seized and taken into execution to be sold as the property of KEHLER, JANICE AS POSSIBLE HEIR AND/OR ADMINISTRATOR TO THE ESTATE OF JOSEPH BERRY, AKA JOSEPH J BERRY, JEFFREY BERRY, AS POSSIBLE HEIR AND/OR ADMINISTRATOR TO THE ESTATE OF JOSEPH BERRY, AKA JOSEPH J BERRY, LYNDIA KOZLOWSKI, AS POSSIBLE HEIR AND/OR ADMINSTRATOR TO THE ESTATE OF JOSEPH BERRY, AKA JOSEPH J BERRY AND UNKNOWN HEIRS AND/OR ADMINISTRATORS TO THE ESTATE OF JOSEPH BERRY, AKA JOSEPH J BERRY in suit of PNC BANK, NATIONAL ASSOCIATION.

Attorney for the Plaintiff:
MANLEY DEAS KOCHALSKI LLC
COLUMBUS, OH 614-220-5611

BRIAN M. SZUMSKI, Sheriff
LUZERNE COUNTY, Pennsylvania