

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 7886/2022

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.

By virtue of Writ of Execution issued by Plaintiff, OceanPointe Trust

To Case Number: 202207886

THE FIRST THEREOF:

ALL her right, title, and interest in land and to that certain lot of land situate in Plains Township, Luzerne County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the southerly side of Farrell Avenue in the line of Lot No. 237,

THENCE along the line of Lot No. 237, South 34 degrees 51 minutes West, one hundred ten (110) feet to Lot No. 210,

THENCE along the rear lines of Lots Nos. 210 and 211, South 55 degrees 09 minutes East, forty (40) feet to Lot No. 234;

THENCE along the line of Lot No. 234, North 34 degrees 51 minutes East, one hundred ten (110) feet to Farrell Avenue aforesaid;

THENCE along the Southerly side of Farrell Avenue aforesaid, North 55 degrees 09 minutes West forty (40) feet to the place of beginning.

CONTAINING forty four hundred (4400) square feet of surface, more or less, and being Lots Nos. 235 and 236 as laid out on plot of lots by J. C. and W. L. Farrell, known as Hilddale Park Plot.

THE SECOND THEREOF:

ALL the surface and right of soil only of and to the following lot, piece, or parcel of land, situate, lying and being in the Township of Plains, Luzerne County, Pennsylvania, bounded and described as follows:

BEGINNING at a point in the Southerly side of Farrell Ave., in the line of Lot No. 236;

THENCE along the line of Lot No. 236, South 34 degrees 51 minutes West, one hundred ten (110) feet to Lot No. 209;

THENCE along the lines of Lots Nos. 209 and 208, North 55 degrees 09 minutes West, forty (40) feet to Lot No. 239;

THENCE along the line of Lot No. 239, North 34 degrees 51 minutes East, one hundred ten (110) feet to Farrell Avenue, aforesaid;

THENCE along the line of Farrell Avenue, South 55 degrees 09 minutes East, forty (40) feet to the place of beginning.

CONTAINING 4400 square feet of surface, more or less, and being Lots Nos. 237 and 238 as laid out on plot of lots known as Hilldale Park Plot.

BEING THE SAME PREMISES which Lydia Lispi by Deed dated June 18, 2001 and recorded on June 22, 2001, in the Luzerne County Recorder of Deeds Office at Deed Book Volume 3001 at Page 105551, as Instrument No. 20015380744, granted and conveyed unto Harold W. Warman and Mary Warman, husband and wife.

Property being known as 126 Farrell Street, Plains, PA 18706

Being Luzerne County Parcel Identification Numbers
50-F10S1 -013-007-000 and 50-F10S1 -013-07A-000

Improvements thereon consist of a Residential Dwelling

Seized and taken in execution as the property of Harold W. Warman and Mary Warman

PROPERTY ADDRESS: 126 FARRELL ST, PLAINS, PA 18706

UPI / TAX PARCEL NUMBER: 50-F10S1 -013-007-000 and 50-F10S1 -013-07A-000

Seized and taken into execution to be sold as the property of HAROLD W WARMAN AND MARY C WARMAN in suit of OCEANPOINTE TRUST.

Attorney for the Plaintiff:
HLADIK ONORATO & FEDERMAN
NORTH WALES, PA 215-855-9521

BRIAN M. SZUMSKI, Sheriff
LUZERNE COUNTY, Pennsylvania