

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 5688/2022

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, OCTOBER 06, 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 THOSE CERTAIN pieces or parcels of land situate in the City of Wilkes Barre, Luzerne County, Pennsylvania, Pennsylvania, bounded and described as follows, to wit:

TRACT I: Beginning at the point on the northeasterly corner of land conveyed by Francisca, also spelled Francesca, Schmalzriedt, to Max A. Friedrich, et ux., by deed dated May 21, 1935, said point being distant 120 feet from Grant Street in a course of North 48 degrees 15 minutes West along the northerly side line of land now or late of Max A. Friedrich, et ux.; thence along line of land now or late of said Max A. Friedrich, et ux., and land now or late of Fred E. Schmalzriedt, South 41 degrees 45 minutes West, 65 feet to a point; thence North 48 degrees 15 minutes West, 80 feet to a point; thence North 41 degrees 45 minutes East, 65 feet to a point; and thence South 48 degrees 15 minutes East, 80 feet to the place of beginning.

TRACT II: Beginning at a point on the southwesterly side line of Lynch Lane, said point being distance 120 feet northwesterly along the southwesterly side line of Lynch Lane from the northwesterly side line of South Grant Street; thence along Lynch Lane, North 42 degrees 22 minutes West, 80 feet to a corner in line of land now or late of Gottfried Hoffman; thence along line of same, South 47 degrees 15 minutes West, 6.18 feet to a corner in line of land now or late of Frank Herman Roth, et ux.; thence along line of same, South 41 degrees 51 minutes East, 80 feet to a point in land now or late of Frank Herman Roth, et ux.; thence North 47 degrees 15 minutes East, about 7.24 feet to Lynch Lane, the place of beginning.

UNDER AND SUBJECT to and together with prior grants and reservations of coal, oil, gas, mining rights of way, exceptions, conditions, restrictions and reservations of record, as the same may appear in this or prior instruments of record.

UNDER AND SUBJECT to all the easements, exceptions, rights, reservations, restrictions, covenants, conditions, privileges, etc., as may be either contained in or referred to in the prior deeds or other documents composing the chain of title, or as may be visible upon physical inspection of the premises.

TOGETHER with all buildings and improvements thereon.

IMPROVED WITH A SINGLE-FAMILY RESIDENTIAL DWELLING BEING THE SAME PREMISES WHICH James P. Shudak, et ux., by Deed dated August 9, 2017 and recorded in the Office of the Recorder of Deeds in and for Luzerne County, Pennsylvania, on September 6, 2017, at Instrument No. 2017-50665, granted and conveyed unto Robert Anthony Shertza.

PROPERTY ADDRESS: 41 LYNCH LANE, WILKES BARRE, PA 18702

UPI / TAX PARCEL NUMBER: 73-I9NE3-002-013-000

Seized and taken into execution to be sold as the property of ROBERT ANTHONY SHERTZA in suit of PENNSYLVANIA HOUSING FINANCE AGENCY.

Attorney for the Plaintiff:
PURCELL KRUG & HALLER
HARRISBURG, PA 717-234-4178

BRIAN M. SZUMSKI, Sheriff
LUZERNE COUNTY, Pennsylvania