

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 10490/2020

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 the surface or right of soil of that certain lot, piece or parcel of land situate, lying and being in the Township of Dallas, County of Luzerne and State of Pennsylvania, bounded and described as follows, to wit:

THAT proportionate share of the hereinafter described real estate, together with rights appurtenant thereto pursuant to maps, covenants, declarations, and Code of Regulations as hereinafter referred to, as the same apply to Unit #641, Building "L", Meadows I Condominium, Newberry Estate, together with 2.580% of the common areas of aforesaid condominium development, which development is described as follows: BEGINNING at a point on the Southwest side of Ring Road, said point being 6.00 feet from the edge of the pavement; THENCE along Ring Road, the following courses and distances: (1) Around a curve to the left having a radius of 257.87 feet, an arc length of 137.645 feet and a chord bearing and distance of South 55 degrees 01 minutes 28 seconds East, 136.016 feet; (2) South 70 degrees 19 minutes East 250.00 feet to a point; (3) Around a curve, to the right having a Delta of 37 degrees 07 minutes 01 second, a radius of 180.78 feet, a tangent of 60.69 feet, and an arc length of 117.11 feet to a point; (4) South 33 degrees 15 minutes 59 seconds East 162.59 feet to a point; (5) around a curve to the left having a radius of 211.00 feet, an arc length of 165.85 feet, and a chord bearing and distance of South 55 degrees 47 minutes 01 second East 161.61 feet to a point; THENCE through land of Newberry Estate the following courses and distances (1) South 9 degrees 09 minutes 10 seconds East 86.03 feet to an iron pipe; (2) through the centerline of a tree line, South 67 degrees 49 minutes 19 seconds West 513.78 feet to a point; said point being in the Westerly boundary of Newberry Estate and being North 26 degrees 23 minutes West, 283.19 feet from the Southerly corner of the boundary of Newberry Estate;

Thence along the Westerly boundary of Newberry Estate and an existing chain link fence, North 26 degrees 23 minutes West 594.81 feet to a point; THENCE along land of Newberry Estate, North 63 degrees, 31 minutes East 151.03 feet to the point and place of beginning.

BEING the same premises conveyed unto George R. Schall and Judith Schall, his wife, by Allen W. Erwine, Jr. and Mary Erwine, husband and wife, pursuant to a deed dated September 12, 2002 and recorded on September 16, 2002 in the Office of the Recorder of Deeds in and for Luzerne County, PA pursuant to Record Book 3002 at Page 224204.

Containing 6.744 acres more or less. IMPROVEMENTS thereon consist of: Condominium/Residential Dwelling

THE interest herein conveyed and the obligations herein created are further defined and subject to the terms, conditions and property descriptions as set forth in the Amended Declaration of Covenants, conditions and Restrictions, Amended Code and Amended Declaration Plan recorded January 31, 1984, in the Office of the Recorder of Deeds in and for Luzerne County in Map Book 36, Page 3 and second Amendment to Declaration and Map recorded herewith. This conveyance is also made under and subject to Agreement of Reciprocal Covenants and Easements dated the 13th day of September, 1995, and recorded on the 18th day of February, 1986, in the Office of the Recorder of Deeds of Luzerne County in Deed Book 2185, Page 1. TITLE TO SAID PREMISES IS VESTED in George R. Schall and Judith Schall by deed dated September 12, 2002 from Allen W. Erwine, Jr. and Mary Erwine, husband and wife, which deed was recorded on September 16, 2002 in the Recorder of Deeds of Luzerne County, PA in Record Book 3002 at Page 224204.

PROPERTY ADDRESS: 641 MEADOWS LANE, NEWBERRY ESTATES, DALLAS, PA 18612

UPI / TAX PARCEL NUMBER: 10-E8S9 -001-641-000

Seized and taken into execution to be sold as the property of GEORGE R SCHALL, JUDITH SCHALL AND THE UNITED STATES OF AMERICA in suit of THE FIDELITY DEPOSIT & DISCOUNT BANK, NOW BY ASSIGNMENT, AMY SCHALL.

Attorney for the Plaintiff:
HOURIGAN, KLUGER & QUINN
KINGSTON, PA 570-287-3000

BRIAN M. SZUMSKI, Sheriff
LUZERNE COUNTY, Pennsylvania