

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 9439/2021

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 following described piece or parcel of land situate in the Borough of Plymouth, Luzerne County, Pennsylvania, and being bounded and described as follows, to wit:

Beginning at a point on Vine Street, at a corner of land now or late of Walenti Prybilski;
Thence North 14 degrees 30 minutes East, present course twenty-four feet to a corner of land now or late of Phillip Stine;
Thence North 71 degrees 30 minutes West, present course, about one hundred and eight feet to the line of Bull Run Rail Road;
Thence in a southerly direction along the line of said Rail Road twenty-three feet to a corner of the land first mentioned above and;
Thence along the line of said land, now or late of said Walenti Prybilski, South 71 degrees 30 minutes East, present course about one hundred and ten feet to the place of beginning.
Being the same property conveyed to Maureen Emmett and Eric Emmett who acquired title, with rights of survivorship, by virtue of a deed from Maureen Emmett, dated November 16, 2011, recorded November 17, 2011, at Instrument Number 5990503, and recorded in Book 3011, Page 211403, Office of the Recorder of Deeds, Luzerne County, Pennsylvania,

INFORMATIONAL NOTE: Maureen Emmett died November 30, 2017, and pursuant to the survivorship language in the above mentioned deed, all her rights and interest passed to Eric Emmett.

Premises improved with a single family dwelling more commonly known as 269 Vine Street, Plymouth, PA 18651

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 48-H8SE2 -003-008-000.

PROPERTY ADDRESS: 269 VINE ST, PLYMOUTH, PA 18651

UPI / TAX PARCEL NUMBER: 48-H8SE2 -003-008-000

Seized and taken into execution to be sold as the property of ERIC EMMETT in suit of WELLS FARGO BANK, NA S/B/M WACHOVIA BANK, NATIONAL ASSOCIATION.

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

BRIAN M. SZUMSKI, Sheriff
LUZERNE COUNTY, Pennsylvania