

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 14602/2019

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. 14602/2019 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 June 2, 2023 at 10:30AM, in the forenoon of the said day, all the right, title and interest of the Defendant(s) in and to:

All that certain lot, piece, or parcel of land situate in the Borough of Nuangola, County of Luzerne, and Commonwealth of Pennsylvania bounded and described as follows to wit:

Beginning at an iron pin corner in the Northeasterly line of Vandermark Street, being a common corner of Lots Nos. 15 and 16 on Plot of Lots of the Myers Plot hereinafter referred to;

Thence along Vandermark Street North 36° 15' West forty-nine and no hundredths (49.00) feet to an existing iron pipe corner, being a common corner of Lots Nos. 16 and 17;

Thence along the division line between Lots Nos. 16 and 17 North 72° East ninety-eight and fifty-three hundredths (98.53) feet to an iron pin corner;

Thence through Lot No. 16 South 18° East forty-six and fifty-four hundredths (46.54) feet to an iron pin corner in the division line between Lots Nos. 15 and 16;

Thence along the division line between Lots Nos. 15 and 16 South 72° West eighty-three and nineteen hundredths (83.19) feet to the place of beginning.

Containing (4,228.119) square feet of land, being the same more or less.

Being part of Lot No. 16 on the Myers Plot and being recorded in the Office of the Recorder of Deeds in Luzerne County Deed Book 220, Page 1.

Under and subject to an easement over, upon and along the existing roadway upon the above described premises for the purpose of ingress, egress, and regress in, to and from the remaining portion of Lot No. 16. The express easement herein is as determined pursuant to the Order filed to the action in Luzerne County Common Pleas No. 2595 of 2008, dated December 17, 2010 and said easement is described in the survey of Frank DeSarro, Jr., attached hereto, as follows:

Beginning at an iron pin in the Northeasterly line of Vandermark Street, said iron pin being North 36 degrees 15 minutes 00 seconds West for a distance of 193.88 feet along said Northeasterly line of Vandermark Street from its intersection with the Northwesterly line of Lake Avenue;

Thence continuing along said Northeasterly line of Vandermark Street North 36 degrees 15 minutes 00 seconds West for a distance of 11.00 feet to an iron pin;

Thence through the lands of the Grantor herein (being through Lot No. 16 of the Benjamin Myers Plot of Lots) the following three (3) courses and distances:

1. North 65 degrees 43 minutes 53 seconds East for a distance of 12.79 feet to an iron pin;
2. North 74 degrees 40 minutes 53 seconds East for a distance of 49.72 feet to an iron pin;
3. North 81 degrees 24 minutes 44 seconds East for a distance of 35.66 feet to an iron pin;

Thence through Lot No. 16 (being along the lands now or formerly of Anthony Ryan and Sam Bush) South 18 degrees 00 minutes 00 seconds East for a distance of 11.00 feet to an iron pin;

Thence through the lands of the Grantor herein (being through Lot No. 16 of the Benjamin Myers Plot of Lots) the following three (3) courses and distances:

1. South 81 degrees 16 minutes 40 seconds West for a distance of 36.25 feet to an iron pin;
2. South 74 degrees 40 minutes 53 seconds West for a distance of 49.11 feet to an iron pin;
3. South 66 degrees 54 minutes 26 seconds West for a distance of 9.33 feet to an iron pin in the Northeasterly line of Vandermark Street, the point of beginning.

Being a portion of Lot No. 16 as per map entitled "Re-survey at Triangular Lake for Benjamin Myers" said map or plot being recorded in the Luzerne County Recorder of Deeds Office in Deed Book No. 290, Page 1.

Containing an area of 1055 square feet of land, more or less.

Being the same property conveyed to Theodore J. Vancosky, single who acquired title by virtue of a corrective deed from Theodore J. Vancosky, single, dated January 12, 2011, recorded February 16, 2011, at Instrument Number 5953117, and recorded in Book 3011, Page 30633, Office of the Recorder of Deeds, Luzerne County, Pennsylvania.

Premises improved with a single family dwelling more commonly known as 43 Vandermark Avenue, Mountain Top, PA 18707

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 47-L8S1-3-5A.

Plate No. 47-265-1-D1-3

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 Nationstar Mortgage LLC d/b/a Mr. Cooper against Theodore Vancosky, AKA Theodore J. Vancosky, et al., and will be sold by:

Brian Szumski, Sheriff of Luzerne County

Katherine M. Wolf, 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: 43 VANDERMARK AVE, MOUNTAIN TOP, PA 18707

UPI / TAX PARCEL NUMBER: 47-L8S1-3-5A

Seized and taken into execution to be sold as the property of VANCOSKY, THEODORE AKA THEODORE J VANCOSKY in suit of NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER.

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

BRIAN M. SZUMSKI, Sheriff
LUZERNE COUNTY, Pennsylvania