

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 8/2022

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 THE SURFACE OF THAT LAND IN THE TOWNSHIP OF HANOVER, COUNTY OF LUZERNE AND COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT ONE POINT ON THE NORTHWESTERLY SIDE OF THE MIDDLE ROAD RUNNING THROUGH SAID TOWNSHIP AT A CORNER TWO HUNDRED SIXTY SEVEN (267) FEET FROM LINE OF LOT NO. 29 IN FIRST DIVISION OF SAID TOWNSHIP AND IN LINE OF LAND NOW OR LATE OF LENA JONES;
THENCE ALONG SAID ROAD, SOUTH 55 DEGREES WEST FORTY-FIVE (45) FEET TO LINE OF LAND NOW OR LATE OF ANNA F. HOLCOMB;
THENCE ALONG THE SAME, NORTH 22 DEGREES 30 MINUTES WEST, TWO HUNDRED (200) FEET TO THE CORNER;
THENCE NORTH 55 DEGREES EAST, FORTY-FIVE (45) FEET TO THE CORNER IN LINE OF LAND OF SAID LENA JONES;
THENCE ALONG THE SAME SOUTH 22 DEGREES 30 MINUTES EAST, TWO HUNDRED (200) FEET TO A CORNER ON SAID ROAD AND THE PLACE OF BEGINNING.

TITLE TO SAID PREMISES IS VESTED IN ABIUD C. RAMOS, SR by Deed from ABIUD C. RAMOS, SR AND AMALIA RAMOS, by Deed dated August 9, 2014, and recorded on August 28, 2014, by the Luzerne County Recorder of Deeds Office in Deed Book 3014, Page 140121, and INSTRUMENT NO.: 201440253.

Being Luzerne County Tax Plate No. 25-6-85-7 and PIN: J8S2 B02 L007.
Property being known as: 2471 SOUTH MAIN STREET, WILKES BARRE, PA, 18706
IMPROVEMENTS thereon consist of: Residential Real Estate

PROPERTY ADDRESS: 2471 SOUTH MAIN ST, HANOVER TWP, PA 18706

UPI / TAX PARCEL NUMBER: J8S2 B02 L007

Seized and taken into execution to be sold as the property of AMALIA C. RAMOS AS HEIR TO THE ESTATE OF ABIUD C. RAMOS, SR, DECEASED, RAMOS, ISMAEL AS HEIR TO THE ESTATE OF ABIUD C. RAMOS, SR., DECEASED, RAMOS, ABIUD JR AS HEIR TO THE ESTATE OF ABIUD C. RAMOS, SR., DECEASED, ANY AND ALL KNOWN AND UNKNOWN HEIRS, EXECUTORS, ADMINISTRATORS AND DEVISEES OF THE ESTATE OF ABIUD C. RAMOS, SR., DECEASED AND AMALIA RAMOS in suit of LOANCARE, LLC.

Attorney for the Plaintiff:
STERN & EISENBERG PC
WARRINGTON, PA 215-572-8111

BRIAN M. SZUMSKI, Sheriff
LUZERNE COUNTY, Pennsylvania