

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 11213/2022

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:

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 Writ of Execution issued by Plaintiff: Luzerne Bank

To case number: 2022-11213

WITNESSETH, that in consideration of One Dollar (\$1.00), in hand paid; the receipt whereof is hereby acknowledged; the Grantor does hereby grant and convey to the said Grantee, her Heirs and Assigns, ALL the surface or right of soil of all that certain piece, parcel or lot of land situate in the Borough of Kingston, County of Luzerne and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the southeast side of Atherton Avenue on line between Lots Nos. 171 and 173;

THENCE along said line, South 29 degrees, 56 minutes East, one hundred twenty-two and five tenths (122.5) feet to a corner common to Lots 171, 172, 173 and 174;

THENCE along the line between Lots Nos. 171 and 172 South 60 degrees 04 minutes West, forty (40) feet to a corner common to Lots. Nos. 169, 170, 171 and 172;

THENCE along the line between Lots Nos. 169 and 171, North 29 degrees 56 minutes West, one hundred twenty-two and five tenths (122.5) feet to a corner on Atherton Avenue;

THENCE along the line of Atherton Avenue, North 60 degrees 04 minutes East forty (40) feet to the PLACE OF BEGINNING.

BEING Lot No. 171 on plot of lots of Robert H. Garrahan, as recorded in Map Book No. 2 at pages 70 and 71;

BEING the same premises conveyed to Linda L. Urbanski by Deed dated January 9, 2013 and recorded in Luzerne County Record Book 3013 at page 8516, et seq.

TOGETHER WITH AND SUBJECT TO the same exceptions, reservations, conditions, covenants, easements and restrictions as are contained in prior deeds in chain of title.

THIS DOCUMENT MAY NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL AND, IN THAT CONNECTION, DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR OTHER STRUCTURE ON OR IN SUCH LAND, THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTHERWISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT.

PROPERTY BEING KNOWN AS: 15 North Atherton Avenue, Kingston, PA 18704-5107

Property Identification Number of the above-described parcel: 73H10NE2014025000

IMPROVEMENTS thereon consist of: Single family dwelling unit

PROPERTY ADDRESS: 15 N ATHERTON AVE, KINGSTON, PA 18704

UPI / TAX PARCEL NUMBER: 73H10NE2014025000

Seized and taken into execution to be sold as the property of LINDA L URBANSKI in suit of LUZERNE BANK.

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

BRIAN M. SZUMSKI, Sheriff
LUZERNE COUNTY, Pennsylvania