

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 7604/2020

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 THAT CERTAIN lot, tract, or parcel of land and premises hereinafter particularly described, situate, lying and being in the Township of Hanover, County of Luzerne and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point on the northerly 50.00 foot wide right -of-way line of Wilkes-Barre Avenue, in the dividing line between Lot Nos. 15 and 16, as shown on a map attached hereto as Exhibit "A" prepared by Callahan Engineer Associates, Inc. and dated June 25, 1974;

Thence in a northwesterly direction along said right-of-way, on a course of North 46° 45' West, a distance of 75.00 feet to a point in the dividing line between Lots 18 and 19;

Thence in a northeasterly direction along said dividing line on a course of North 43° 15' East, a distance of 101.70 feet to a point in line of lands now or formerly of Shawnee Land Company;

Thence in a southeasterly direction along said lands, on a course of South 46° 45' East, a distance of 75.00 feet to a point in the dividing line between Lot Nos. 15 and 16;

Thence in a southwesterly direction along said dividing line, on a course of South 43° 15' West, a distance of 101.70 feet to a place of beginning.

Containing 7,627.50 square feet of land.

BEING all of Lot Nos. 16, 17 and 18 as shown on Breslau plot improved with a residence.

Being the same premises which Edward M. Krefski, as Administrator of the Estate of Mary M. Krefski and Edward M. Krefski, individually and as sole heir of the aforesaid Estate by deed dated April 24, 1991 and recorded in the Recorder of Deeds for Luzerne County on May 15, 1991 under Deed Book 2383, Page 763, granted and conveyed unto Edward M. Krefski.

Pin: 25-I8NE3-003-025-000

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 of 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.

Title to said premises is vested in Edward M. Krefski, as Administrator of the Estate of Mary M. Krefski and Edward M. Krefski, individually and as sole heir of the aforesaid Estate by Deed dated April 24, 1991 and recorded in the Luzerne County Recorder of Deeds Office on May 15, 1991 in Book 2383, Page 763, Instrument # .

Property being known as: 561 Wilkes-Barre Street, Hanover Township, PA 18706

Being Luzerne County tax parcel number and pin number: 25-I8NE3-003-025-000

Improvements thereon consist of: Residential Dwelling

PROPERTY ADDRESS: 561 WILKES BARRE ST, HANOVER TWP, PA 18706

UPI / TAX PARCEL NUMBER: 25-I8NE3-003-025-000

Seized and taken into execution to be sold as the property of UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER EDWARD M. KREFSKI, DECEASED AND PETER MOSKAL, KNOWN HEIR OF EDWARD M KREFSKI, DECEASED in suit of CASCADE FUNDING MORTGAGE TRUST HB3.

Attorney for the Plaintiff:
LOGS LEGAL GROUP LLC
WAYNE, PA 610-278-6800

BRIAN M. SZUMSKI, Sheriff
LUZERNE COUNTY, Pennsylvania