

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 11560/2020

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, 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 THAT CERTAIN tract of land designated as Lot Number 27, Section Number 4, in the Beech Mountain Lakes Sub-division in Butler Township, Luzerne County, Pennsylvania, recorded in the Recorder of Deeds Office in Miscellaneous Docket Map Book Number 32, page 1A-1F.

EXCEPTING AND RESERVING therefrom and subject to:

1. All easements, rights of way, reservations, restrictions, and limitations shown or contained in prior instruments of record and in the aforesaid recorded plan;
2. The Declaration of restrictions for Beech Mountain Lakes Sub-division recorded in Luzerne County Deed Book Volume 1780, page 281, as amended Deed Book Volume 2159, page 5023 all of said restrictions being covenants which run with the land;
3. All mineral and mining rights of every kind and nature;
4. A lien for all unpaid charges or assessments as may be made by Grantor or Beech Mountain Lakes Property Owners Association, Inc., which lien shall run with the land and be an encumbrance against it;
5. The right of the owner and/or operator of any recreational facilities within the Beech Mountain Lakes Sub-division to assess fees and charges against Grantee, its heirs, administrators, executors, successors, and assigns, for the use and/or maintenance of any such facilities which if unpaid, shall become a lien upon the land and be an encumbrance against it.

UNDER AND SUBJECT to all exceptions, restrictions, reservations, covenants, and conditions, as contained in prior Deeds forming the chain of title.

PARCEL NO.: 06-Q8S10-004-027-000

COMMONLY KNOWN AS and for informational purposes only: 141 Edgerock Drive f/k/a 27 Buck Ridge Drive, Drums, PA 18222

BEING THE SAME PREMISES which Ronald G. Pandolfo and Diane D. Broderick, Husband and Wife by Deed dated August 17, 2007 and recorded September 5, 2007 in Book 3007 Page 236708 in Luzerne County Recorder of Deeds' Office, granted and conveyed to George C. Spaide and Mary Elizabeth Oberteuffer, Husband and Wife.

ALSO BEING the same premises that George C. Spaide and Mary Elisabeth Oberteuffer, n/k/a Mary E. Spaide, by Deed dated August 25, 2011 and recorded August 30, 2011 in the Office of the Recorder in and for the County of Luzerne in Book 3011, Page 163980 as Instrument Number 5981327, granted and conveyed unto George C. Spaide, in fee. AND THE SAID George C. Spaide has since departed this life and title to the premises is vested unto Mary Elizabeth Oberteuffer a/k/a Mary E. Spaide a/k/a Mary E. Major a/k/a Mary E. Oberteuffer; Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under George C. Spaide, deceased.

Title to said premises is vested in George C. Spaide and Mary Elisabeth Oberteuffer, n/k/a Mary E. Spaide by Deed dated August 25, 2011 and recorded in the Luzerne County Recorder of Deeds Office on August 30, 2011 in Book

3011, Page 163980, Instrument # 5981327.

Property being known as: 141 Edgerock Drive f/k/a 27 Buck Ridge Drive, Drums, PA 18222

Being Luzerne County tax parcel number and pin number: 06-Q8S10-004-027-000

Improvements thereon consist of: Residential Dwelling

PROPERTY ADDRESS: 141 EDGEROCK DR F/K/A 27 BUCK RIDGE DR, DRUMS, PA 18222

UPI / TAX PARCEL NUMBER: 06-Q8S10-004-027-000

Seized and taken into execution to be sold as the property of OBERTEUFFER, MARY ELIZABETH A/K/A MARY E. SPAIDE A/K/A MARY E. MAJOR A/K/A MARY E. OBERTEUFFER AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER GEORGE C. SPAIDE, DECEASED in suit of SPECIALIZED LOAN SERVICING LLC.

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

BRIAN M. SZUMSKI, Sheriff
LUZERNE COUNTY, Pennsylvania