

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 10462/2021

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, DECEMBER 01, 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 or piece of ground situate in Wilkes-Barre City, County of Luzerne, Commonwealth of Pennsylvania, bounded and described as follows, to wit:

Beginning on the westerly side of North Main Street at a corner of Lot No. 5 as designated on Plot of Lots laid out by J.M. Courtright as the same is recorded in Luzerne County Deed Book No. 150, Page 295, being also the corner of Lot now or late of O.W. Nelson;

Thence north forty-three (43) degrees thirty (30) minutes west about one hundred and twenty-four and one-third (124 and 1/3) feet to line of land now or late of the School District of Wilkes-Barre City;

Thence by the same south forty-six (46) degrees thirty (30) minutes west forty-four (44) feet more or less to line of land now or late of Richard Adams;

Thence by the same south forty-three (43) degrees thirty (30) minutes east one hundred and twenty-four and one-third (124 and 1/3) feet to line of Main Street;

And thence along Main Street north forty-six (46) degrees thirty (30) minutes east forty-four (44) feet more or less to the place of beginning.

Being the same property conveyed to Phebe C. Holder who acquired title by virtue of a deed from Susan Trombetta and Kathy Swartz, Co-Executrices of the Estate of Elaine C. Czekalski, deceased, dated June 28, 2017, recorded July 5, 2017, at Instrument Number 201736988, and recorded in Book 3017, Page 129727, Office of the Recorder of Deeds, Luzerne County, Pennsylvania.

Premises improved with a single family dwelling more commonly known as 450 North Main Street, AKA 450 Main Street, Wilkes Barre, PA 18702

Together with all buildings and improvements thereon.

The Property Identification Number of the above-described parcel is 73-H10NW4-004-012-000.

Plate No. 73-1-368-2

Under and Subject to and together with the same reservations, conditions, restrictions, covenants, exceptions and easements as appear in prior chain of title.

PROPERTY ADDRESS: 450 NORTH MAIN ST, AKA 450 MAIN ST, WILKES BARRE, PA 18702

UPI / TAX PARCEL NUMBER: 73-H10NW4-004-012-000

Seized and taken into execution to be sold as the property of HOLDER, MARK, AS BELIEVED HEIR AND/OR ADMINISTRATOR OF THE ESTATE OF PHEBE C. HOLDER, AKA PHEBE HOLDER, HOLDER, PATRICIA, AS BELIEVED HEIR AND/OR ADMINISTRATOR OF THE ESTATE OF PHEBE C. HOLDER, AKA PHEBE HOLDER, UNKNOWN HEIRS AND/OR ADMINISTRATORS OF THE ESTATE OF PHEBE C. HOLDER, AKA PHEBE HOLDER, UNKNOWN HEIRS AND/OR ADMINISTRATORS OF THE ESTATE OF MICHAEL HOLDER AKA MICHAEL HOLDER, SR AKA MICHAEL ANTHONY, SR AKA MICHAEL ANTHONY HOLDER, SR AND HOLDER, MAURICE JR, AS BELIEVED HEIR AND/OR ADMINISTRATOR OF THE ESTATE OF PHEBE C. HOLDER, AKA PHEBE HOLDER in suit of MCLP ASSET COMPANY, INC.

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

BRIAN M. SZUMSKI, Sheriff
LUZERNE COUNTY, Pennsylvania