

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 4161/2017

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 ALL those certain pieces or parcels of land situate in the City of Pittston, County of Luzerne and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

PARCEL NO. 1

BEGINNING at a corner of the Southerly side of West Oak Street being distant 53 feet from the Southwesterly intersection of Tompkins and West Oak Street in the direction of South 44° 41' East; thence along West Oak Street South 44° 41' East 44 feet to a corner in line of lands of Louis Tuttlimondi; thence along Tuttlimondi lands South 45° 19' West, 50 feet to a corner in line of lands of Michelina Cumbo; thence along Cumbo lands North 44° 41' West 16.25 feet to a corner; thence North 45° 19' East, 11 feet to a corner; thence North 44° 41' West, 27.75 feet to a corner; thence North 45° 19' East, 39 feet to a corner of West Oak Street, the place of beginning. Containing 1,895 square feet of land, more or less.

PACREL NO. 2

BEGINNING at a point, said point being South 44° 41' East, 53 feet from the corner of Lots Nos. 14 and 16 on Tompkins Street as per Map on file in the office of the Pennsylvania Coal Company; thence South 44° 41' East, 27.75 feet to a corner; thence North 45° 19' East, 11 feet to a corner in line of lands of the Grantees herein; thence along said lands, North 44 degrees 41 minutes West, 27.75 feet to a corner in line of lands of the Grantors; thence South 45 degrees 19 minutes West, 11 feet to the place of beginning. Containing 305.25 feet of square feet of land, more or less.

HAVING THEREON ERECTED A DWELLING KNOWN AND NUMBERED AS: 30 West Oak Street, Pittston, PA 18640

TITLE TO SAID PREMISES VESTED IN Joseph M. Farrell, II and Danielle Farrell, by Deed from Salvatore Licata et ux., et al, dated November 05, 2007 and recorded November 06, 2007, Luzerne County Instrument No. 5793872.

IMPROVED WITH A SINGLE-FAMILY RESIDENTIAL DWELLING COMMONLY KNOWN AS: 30 WEST OAK STREET PITTSTON, PA 18640

PIN NO. 72-E11SE1-043-01A-000 PLATE NO. 72-11-269-D1-4

Improvements thereon consist of: RESIDENTIAL TOGETHER with all buildings and improvements thereon. UNDER AND SUBJECT to and together with the same reservations, conditions, restrictions, covenants, exceptions and easements as appear in prior chain of title.

UNDER AND SUBJECT to and together with prior grants and reservations of coal, oil, gas, mining rights of way, exceptions, conditions, restrictions and reservations of record, as the same may appear in this or prior instruments of record.

PROPERTY ADDRESS: 30 WEST OAK STREET, PITTSTON, PA 18640

UPI / TAX PARCEL NUMBER: 72-E11SE1-043-01A-000

Seized and taken into execution to be sold as the property of DANIELLE FARRELL AND JOSEPH M FARRELL, II in suit of PENNSYLVANIA HOUSING FINANCE AGENCY.

Attorney for the Plaintiff:
PURCELL KRUG & HALLER
HARRISBURG, PA 717-234-4178

BRIAN M. SZUMSKI, Sheriff
LUZERNE COUNTY, Pennsylvania