

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 1833/2022

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:

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.

Land situated in the city of Nanticoke in the county of Luzerne in the state of Pennsylvania all that certain messuage or tenement or tract of land, situate in honeypot section of Nanticoke, county of Luzerne and commonwealth of Pennsylvania, bounded and described as follows, to wit:

Beginning at a point which is a corner common to lots #2032 and #2033 on the northerly side of honey pot street, in the city Nanticoke, Luzerne county, Pennsylvania, said point being north fifty-four degrees twenty-five minutes east (n. 54° 25' e.) one hundred and fifty -one -hundredths (101.50) feet and north twenty-six degrees twenty- four minutes west (n. 26° 24' w.) ten and thirteen one-hundredths (10.13) feet from iron pin #26 set on the center line of honey pot street at the intersection of courses north sixty-three degrees fifty-four minutes east (n. 63° 54' e) and north fifty-four degrees twenty-five minutes east (n. 54° 25' e);

Thence along the northerly side of honey pot street, south fifty-five degrees, forty-four minutes west (s. 55° 44' w.) seventy-one thirteen one hundredths (71.13) feet to a point;

Thence along a line passing through lot #2033 and the partition wall dividing the double dwelling now standing on said lot, north twenty-six degrees, six minutes west (n. 26° 06' w.) one hundred forty five and eighty-nine one hundredths (145.89) feet to a point; thence along the lands now or formerly of the Susquehanna collieries company north sixty three degrees, fifty-four minutes east (n. 63° 54' e.) sixty-nine and eighty three one hundredths (69.83) feet to a corner common to lots #2032 and #2033;

Thence along the line between said lots south twenty-six degrees twenty-four minutes east (s. 26° 24' e) one hundred thirty-six and twenty-four one -hundredths (136.24) feet to the place of beginning. Containing in all fifty-nine hundred twelve (5,912) square feet of land more or less. being the easterly portion on lot #2033 of the plot of lot, known as the honey pot plot of lots, as laid out and plotted by the Susquehanna collieries company and recorded in Luzerne county map book 3 page, 212, etc. note: the company is prohibited from insuring the area or quantity of the land. The company does not represent that any acreage or footage calculations are correct. References to quantity are for identification purposes only.

BEING the same premises which REGENCY FINANCE COMPANY by Deed dated 02/16/2018 and recorded in the Office of Recorder of Deeds of Luzerne County on 02/20/2018 at Book/Page or Instrument #201809002 granted and conveyed unto PEGGY A. SELLECCHIA.

PROPERTY BEING KNOWN AS 235 Honey Pot Street, Nanticoke, PA 18634

Being Luzerne County Tax Plate No. 42-4-193-4 and PIN: 42-J7NW1 -002-012-000

IMPROVEMENTS thereon consist of: Residential Real Estate

PROPERTY ADDRESS: 235 HONEY POT ST, NANTICOKE, PA 18634

UPI / TAX PARCEL NUMBER: 42-J7NW1 -002-012-000

Seized and taken into execution to be sold as the property of THE UNKNOWN HEIRS OF PEGGY A. SELLECCHIA in suit of ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC.

Attorney for the Plaintiff:
STERN & EISENBERG PC
WARRINGTON, PA 215-572-8111

BRIAN M. SZUMSKI, Sheriff
LUZERNE COUNTY, Pennsylvania