

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2855A/2023

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:

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.

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By Virtue of a Writ of Execution issued by Plaintiff:

To Case No. 202302855

ALL that certain lot, piece or parcel of land situate in the Township of Lake, now Harveys Lake Boro, County of Luzerne and state of Pennsylvania, bounded and described as follows to wit;  
BEGINNING at a corner on the easterly side of High Street online between lots number 113 and 114,  
THENCE North 87° 27 minutes East One hundred twenty four and ninety five one hundredths (124.95) feet more or less to a point;  
Thence North 5 degrees 27 minutes East one hundred twenty four and ninety five one hundredths (124.95) feet more or less to a point;  
THENCE North 88 degrees 13 minutes East fifteen (15) feet more or less to a point;  
THENCE South 4 degrees 56 minutes West one hundred three and ninety-seven one-hundredths (103.97) feet more or less to a point on the boundary of Lots Nos. 112 and 113;  
THENCE South 89 degrees 13 minutes West one-hundred forty-six and eighty four one hundredths (146.84) feet more or less to a point on the easterly side of High Street on line between Lots Nos. 112 and 113;  
THENCE still along the line of High Street North 12 degrees 10 minutes East fifty seven and seventy five one hundredths (57.75) feet to the place of beginning.

Title to said premises is vested in: Marx Brothers Properties, LLC

Property being known as: 114 High Street, Harveys Lake, PA 18618

Being Luzerne County tax parcel number and pin number: 74-C6S1-002-29A-000

Improvements thereon consist of: Residential Dwelling

Seized and taken in execution as the property of: Marx Brothers Properties, LLC

PROPERTY ADDRESS: 114 HIGH ST, HARVEYS LAKE, PA 18618

UPI / TAX PARCEL NUMBER: 74-C6S1-002-29A-000

Seized and taken into execution to be sold as the property of MARX BROTHERS PROPERTIES, LLC in suit of UNIVEST BANK AND TRUST CO.

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Attorney for the Plaintiff:  
KLEHR HARRISON HARVEY BRANZBURG LLP  
PHILADELPHIA, PA 215-569-2700

**BRIAN M. SZUMSKI, Sheriff**  
LUZERNE COUNTY, Pennsylvania