

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2855D/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:

FRIDAY, APRIL 05, 2024
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.

By Virtue of a Writ of Execution issued by Plaintiff:

To Case No. 202302855

291 South Hancock Street:

ALL the surface of all that certain piece, parcel or lot of land situate in the Thirteenth Ward of the City of Wilkes-Barre, County of Luzerne, and Commonwealth of Pennsylvania, to wit:

BEGINNING at a corner in the northwesterly line of South Hancock Street, South 49 degrees 00' West ninety-four and six tenths (94.6) from the southwesterly line of Hill Street;

THENCE along the said northwesterly line of South Hancock Street, South 49 degrees 00' West nineteen and thirty-five one-hundredths (19.35) feet to a corner in the extension of a line passing through the middle partition wall of the double house numbered 291 and 293 South Hancock Street;

THENCE along the extension of said line and the line passing through the middle partition wall of the double house numbered 291 and 293 South Hancock Street, North 41 degrees 00' West ninety-four and five tenths (94.5) feet to a corner in the southeasterly line of an eight (8) foot alley;

THENCE along the said southeasterly line of the eight (8) foot alley, North 49 degrees 00' East nineteen and thirty-five one-hundredths (19.35) feet to the corner in the line of lands now or formerly of Eugene J. McMahon and wife;

THENCE along the said lands now or formerly of Eugene J. McMahon and wife, South 41 degrees 00' East ninety-four and five tenths (94.5) feet to the place of beginning.

Improved building known and number 291 South Hancock Street.

BEING the same premises conveyed to Donald Peter Marx by deed of himself, Donald Peter Marx, dated May 7, 2015, and recorded in the Luzerne County Recorder of Deeds Office, Book No. 3015, Page 114317. The Property Identification Number for the above-described parcel is 73-19NE2-037-005-000.

293 South Hancock Street:

ALL the surface of all that certain piece or parcel of land situate in the City of Wilkes-Barre, County of Luzerne, and State of Pennsylvania, bounded and described as follows;

BEGINNING at a corner in the Northwesterly line of South Hancock Street South 49 degrees West one hundred thirty-four and six tenths (134.6) feet from the southwesterly line of Mill Street; said corner being in line of land now or late of John Reidinger; THENCE along the said Northwesterly line of South Hancock Street North 49 degrees East twenty and sixty-five one-hundredths (20.65) feet to a corner in the extension of a line passing through the middle partition wall of the double house No. 291 and 293 South Hancock Street; THENCE along the extension of the said line and the line passing through the middle partition wall of the double house No. 291 and 293 South Hancock Street North 41 degrees West nine-four and five tenths (94.5) feet to a corner in the southeasterly line of an eight foot alley; THENCE along the said southeasterly line of the said eight foot alley South 49 Degrees West twenty and sixty-five one-hundredths (20.65) feet to a corner in line of land now or late of aforementioned John Reidinger; THENCE along line of said land now or late of John Reidinger ninety-four and five tenths (94.5) feet to the place of beginning. Improved with

one-half of double dwelling known as No. 291-293 South Hancock Street, which one-half is known as No. 293 South Hancock Street.

A draft of survey upon which the premises above described and delineated appears in the Office of the Recorder of Deed in Deed Book 1190 page 581.

BEING the same premises conveyed to Donald Peter Marx by deed of himself, Donald Peter Marx, dated May 7, 2015, and recorded in the Luzerne County Recorder of Deeds Office, Book No. 3015, Page 114311. EXCEPTING and reserving, however, for the benefit of the owners of the adjoining one-half of said double dwelling (No. 291 South Hancock Street), their heirs and assigns the right and privilege of the use in common with the owners of described Premises (No. 293 South Hancock Street) their heirs and assigns, of any and all water and sewer pipes and lines as well as any and all electric or gas lines and conduits which may be located on the above described premises and which may service said premises No. 291 South Hancock Street, together with the right of ingress, egress, and regress, in and over, and upon described premises whenever necessary or required for the purposes of examinations, repair or replacement of said pipes, lines, conduits, subject nevertheless to the condition that the respective owners, their heirs and assigns, of said premise No. 291 and No. 293 South Hancock Street shall be equally obligated to pay the costs of any repair or replacement of any such pipes, lines or conduits, uses in common by them.

The Property Identification Number for the above-described parcel is 73-19NE2-037-006-000.

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

Property being known as: 291 South Hancock Street, Wilkes-Barre, PA 18702
293 South Hancock Street, Wilkes-Barre, PA 18702

Being Luzerne county tax parcel/pin numbers:

73-19NE2-037-005-000 (291 South Hancock Street, Wilkes-Barre, PA 18702); and
73-19NE2-037-006-000 (293 South Hancock Street, Wilkes-Barre, PA 18702)

Improvements thereon consist of: Residential Dwelling

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

PROPERTY ADDRESS: 291-293 SOUTH HANCOCK ST, WILKES BARRE, PA 18702

UPI / TAX PARCEL NUMBER: 73-19NE2-037-005-000 and 73-19NE2-037-006-000

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

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

BRIAN M. SZUMSKI, Sheriff
LUZERNE COUNTY, Pennsylvania