

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 11670/2022

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:

MONDAY, OCTOBER 07, 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.

LONG DESCRIPTION

By virtue of writ of execution issued by plaintiff:
MORTGAGE ASSETS MANAGEMENT, LLC
To case number 202211670

ALL that certain lot of land situate in the Township of Fairview, County of Luzerne and State of Pennsylvania, bounded and described as follows, to wit:
BEGINNING at a corner of the easterly side line of Forest Road of the Merrywood Hills Allotment the same being on line dividing lots Nos. 29 and 30 on said Allotment;
THENCE along said line dividing lots Nos. 29 and 30, North 86 degrees 58 minutes 49 seconds East, one hundred fifty and fifty-six one-hundredths (150.56) feet to a corner which is common to lots Nos. 29 and 30 on said allotment;
THENCE along the easterly boundary line of said allotment, North 3 degrees 29 minutes 49 seconds West, one hundred and fifty-one and thirty-three one-hundredths (151.33) feet to an iron pin corner which is common to Lots Nos. 30 and 31 on said allotment;
THENCE along the line dividing said lots Nos. 30 and 31 in said allotment; South 65 degrees 20 minutes 43 seconds West, one hundred seventy-five and seventy-six one-hundredths (175.75) feet to a corner on said Forest Road;
THENCE along the easterly side line of said Forest Road, on a curve having a radius of two hundred thirty-six and ninety-four one-hundredths (236.94) feet and an arc of two hundred ninety-three and sixty-six one-hundredths (293.66) feet, eighty-five and thirty-three one-hundredths (85.33) feet to a point in said road;
THENCE continuing along the easterly line of said Forest Road, South 3 degrees 1 minutes 11 seconds West, five and eighty-eight one-hundredths (5.88) feet to the place of beginning;
BEING all of Lot No. 30 of the said Merrywood Hills Allotment Fairview Heights, Fairview Township, Luzerne County, Pennsylvania.
CONTAINING 0.435 acres of land, more or less;
BEING the same premises conveyed to the grantors herein by Jack E. Allen and Betty L. Allen, his wife, by deed dated October 5, 1984 and recorded in Luzerne County Deed Book 2142, page 160.

Title to said premises is vested in RICHARD L. ENGELMAN; SUE ELLEN ENGELMAN
Property being known as: 181 FOREST ROAD MOUNTAIN TOP, PA 18707
Being Luzerne county tax parcel number and pin number: 20-L10S2 -002-006-000
Improvements thereon consist of: RESIDENTIAL PROPERTY
Seized and taken in execution as the property of: RICHARD L. ENGELMAN; SUE ELLEN ENGELMAN
PROPERTY ADDRESS: 181 FOREST RD, MOUNTAIN TOP, PA 18707
UPI / TAX PARCEL NUMBER: 20-L10S2 -002-006-000

Seized and taken into execution to be sold as the property of RICHARD L ENGELMAN AND SUE ELLEN
ENGELMAN in suit of MORTGAGE ASSETS MANAGEMENT, LLC.

Attorney for the Plaintiff:
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLL
MT. LAUREL, NJ 855-225-6906

BRIAN M. SZUMSKI, Sheriff
LUZERNE COUNTY, Pennsylvania