

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 10825/2022

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, JUNE 14, 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 writ of execution issued by plaintiff:
LAKEVIEW LOAN SERVICING, LLC
To case number 202210825

All that certain lot or piece of ground situate in Fairview Township, County of Luzerne, Commonwealth of Pennsylvania.

BEGINNING at a point along the southerly right-of-way of Gracedale Avenue, said point also being the northeasterly corner of the lands of Lot 32 as recorded in the Luzerne County Courthouse;

THENCE along the said southerly right-of-way of Gracedale Avenue the following two courses and distances:

1. South fifty-one degrees sixteen minutes fifty-five seconds East sixty-two and eighty-eight one-hundredths feet (62.88) to an iron pin;
2. South fifty-four degrees twenty-nine minutes forty-three seconds East two and thirty-six one-hundredths (2.36) feet to a point along the lands of Lot #4;

THENCE along the lands of Lot #4, South thirty-eight degrees twenty minutes twenty-five seconds West one hundred forty-five and ninety-four one-hundredths feet (145.94) to a point along the lands of Burton E. Jr., and Margaret Kneal;

THENCE along the lands of Burton E. Jr. and Margaret Kneal, John H. and Audrey Joan Frankenfield, and Thomas J. and Jennifer L. Lesko North eighty-six degrees zero minutes zero seconds West seventy-seven and fourteen one-hundredths feet (77.14) to a point along the lands of Lot #2;

THENCE along the lands of Lot 32, North thirty-seven degrees fifty-two minutes thirty seconds East one hundred eighty-nine and seventy-six one-hundredths (189.76) feet to the point of beginning.

CONTAINING 0.25 acres or 10,832 square feet more or less.

SUBJECT to a 15 foot Sewer Easement described a 7/5 left and right from the centerline of the existing pipe as shown on attached sketch dated August 15, 2002, prepared by G. & Albert Consultants, Inc.

SUBJECT to storm easements as shown on a plan titled "Minor Subdivision Plan" dated July 10, 2001, prepared by G & Albert Consultants, Inc. and recorded in the Luzerne County Courthouse.

EXCEPTING AND RESERVING an easement unto Pennsylvania Power & Light Company over that portion of the subject matter premises that is effected by a Pennsylvania Power and Light Company utility pole that located in the front easterly portion of the above described property.

BEING all of Lot #3 as shown on plan titled "Minor Subdivision Plan" dated July 10, 2001, prepared by G & Albert Consultants, Inc., and recorded in the Luzerne County Map Book 155, Page 58.

Title to said premises is vested in MARJORIE R. DOUGLAS

Property being known as: 25 GRACEDALE AVE MOUNTAIN TOP, PA 18707

Being Luzerne county tax parcel number and pin number: 20-K10S3-001-01E-000

Improvements thereon consist of: RESIDENTIAL PROPERTY

Seized and taken in execution as the property of: MARJORIE R. DOUGLAS

PROPERTY ADDRESS: 25 GRACEDALE AVE, MOUNTAIN TOP, PA 18707

UPI / TAX PARCEL NUMBER: 20-K10S3-001-01E-000

**Seized and taken into execution to be sold as the property of MARJORIE R DOUGLAS in suit of LAKEVIEW LOAN
SERVICING, LLC.**

Attorney for the Plaintiff:

ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLL
MT. LAUREL, NJ 855-225-6906

BRIAN M. SZUMSKI, Sheriff
LUZERNE COUNTY, Pennsylvania