

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 11271/2022

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.

LONG DESCRIPTION

By virtue of writ of execution issued by plaintiff: Carrington Mortgage Services, LLC

To case number 2022-11271

ALL THE SURFACE OR RIGHT OF SOIL OF THAT CERTAIN LOT, PIECE, PARCEL OR TRACT OF LAND, SITUATE, LYING AND BEING IN THE TOWNSHIP OF PLAINS, COUNTY OF LUZERNE, AND COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A POINT ON THE NORTHERLY SIDE OF MAFFETT STREET, SAID POINT LOCATED EASTWARDLY ALONG SAID STREET ONE HUNDRED SIXTY-EIGHT AND SIXTY-SEVEN ONE-HUNDREDTHS (168.67) FEET, MORE OR LESS, FROM THE NORTHWESTERLY CORNER OF AMSBRY STREET AND BEING THE NORTHEASTERLY CORNER OF A PARCEL OF LAND CONCURRENTLY HEREWITH CONVEYED TO JOHN KRESHOCK ET UX;

THENCE ALONG SAID KRESHOCK LAND NORTH 57 DEGREES 26 MINUTES WEST ONE HUNDRED NINETY-EIGHT (198) FEET, MORE OR LESS, TO A POINT;

THENCE NORTH 32 DEGREES 34 MINUTES EAST SIXTY (60) FEET, MORE OR LESS, TO A POINT ON THE REAR LINE OF LOT 68;

THENCE SOUTH 57 DEGREES 26 MINUTES EAST THROUGH LOT 68, A DISTANCE OF ONE HUNDRED NINETY-EIGHT (198) FEET, MORE OR LESS, TO A POINT IN THE NORTHERLY LINE OF MAFFETT STREET AFORESAID;

THENCE ALONG SAME SOUTH 38 DEGREES 54 MINUTES WEST SIXTY (60) FEET TO A POINT THE PLACE OF BEGINNING.

BEING THE NORTHERLY PORTION OF LOT 69 AND THE SOUTHERLY PORTION OF LOT 68 AS DESIGNATED ON PLAN OF LOTS OF THE WYOMING VALLEY COAL COMPANY RECORDED JUNE 20, 1882 IN LUZERNE COUNTY IN BOOK 232, PAGE 5.

PIN NO. 50-G10NE4-014-011-000

Title to said premises is vested in Richard D. Brulo by deed from JULIA BRULO dated October 14, 2013 and recorded October 24, 2023 in Instrument Number 201355240.

Property being known as: 40 Maffett Street, Plains, Pennsylvania 18705

Improvements thereon consist of: Residential Dwelling

Seized and taken in execution as the property of: Richard D. Brulo

PROPERTY ADDRESS: 40 MAFFETT ST, PLAINS, PA 18705

UPI / TAX PARCEL NUMBER: 50-G10NE4-014-011-000

**Seized and taken into execution to be sold as the property of RICHARD D BRULO in suit of CARRINGTON
MORTGAGE SERVICES, LLC.**

Attorney for the Plaintiff:
MCCABE WEISBERG & CONWAY, LLC
PHILADELPHIA, PA 215-790-1010

BRIAN M. SZUMSKI, Sheriff
LUZERNE COUNTY, Pennsylvania