

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 9807/2022

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 a Writ of Execution issued by Plaintiff; Wilmington Savings Fund Society, FSB, not in its individual capacity, but solely as Owner Trustee for CSMC 2021-RPL5 Trust

To case number 2022-09807

ALL THAT CERTAIN lot, piece or parcel of land situate, lying and being in the Township of Hanover, County of Luzerne, and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a corner dividing land now or formerly of Glen Alden Corporation and land of the grantor herein in the Southeasterly line of Old River Road;

THENCE along the Southeasterly lien of Old River Road North 70 degrees 04 minutes East seventy (70) feet to a corner of Lot No. 2 as shown on a map hereinafter mentioned;

THENCE along same South 23 degrees 28 minutes East one hundred five and twenty-one one-hundredths (105.21) feet to a corner of other land of the grantor herein;

THENCE along same South 70 degrees 04 minutes West forty-four and fifty one-hundredths (44.50) feet to a corner in line of land now or formerly of Glen Alden Corporation;

THENCE along same North 36 degrees 53 minutes West one hundred nine and seventy-seven one-hundredths (109.77) feet to a corner, the place of beginning.

CONTAINING six thousand and eleven (6,011) square feet of land, more or less.

BEING all of Lot No. 1 as shown on a map, prepared by Frank A. Shevock, Registered Engineer, dated September 1963;

BEING the same premises conveyed to James L. Allen, Jr., and Denise Allen, by deed of Michael M. Lipko, Administrator of the Estate of Frank E. Lipko, dated May 7, 2002, and recorded in Luzerne County Record Book 3002, Page 120113.

SUBJECT to all agreements, conditions, covenants, easements, exceptions, reservations and restrictions that may appear more fully in line of title.

PIN 18S2 B5A 23A.

Being Luzerne County tax parcel number 25-18S2-054-034-000

Improvements thereon consist of: Residential Single Family Dwelling

Property being known as: 360 Main Road, Wilkes Barre, PA 18706

Seized and taken in execution as the property of: Denise M. Allen and James L. Allen Jr.

PROPERTY ADDRESS: 360 MAIN RD, WILKES BARRE, PA 18706

UPI / TAX PARCEL NUMBER: 25-I8S2-054-034-000

Seized and taken into execution to be sold as the property of DENISE M ALLEN AND JAMES L ALLEN, JR in suit of WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS OWNER TRUSTEE FOR CSMC 2021-RPL5 TRUST.

Attorney for the Plaintiff:
ROMANO GARUBO & ARGENTIERI
WOODBURY, NJ 856-384-1515

BRIAN M. SZUMSKI, Sheriff
LUZERNE COUNTY, Pennsylvania