

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 4668/2023

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, 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: M&T BANK

To: NO. 202304668

ALL THAT CERTAIN Piece or Parcel of Land Situate in the Township of Bear Creek, Luzerne County, Pennsylvania, Bounded and Described as Follows, To Wit:

SAID Property being to the rear of the property formerly sold to Lee Stoneham and Extending From The Heck Line along the Rear-Line Now or Late of Lee Stoneham To a Roadway Extending From Pittston Boulevard Through The Four Acre Plot of Ground Devised to the Decedent by her Father, Reese Mosley; Thence Along Said Roadway in a Westerly Direction, Seventy Five (73) Feet, and Thence at Right Angles To Said Road, One Hundred Eight (108) Feet To Line of Land of Joseph Heck; Thence Along Line of Land of Joseph Heck, Seventy Five (75) Feet to the Place of Beginning.

BEING a Portion of the Land Conveyed to Ruth Mosley by her Father, Reese A. Mosley, Who Died Testate September 6, 1943, And Whose Will Is Probated in the Office of The Register of Wills in and for Luzerne County in Will Book 75, Page 285.

SUBJECT to restrictions, reservations, easements, covenants, oil, gas or mineral rights of record, if any.

TITLE TO SAID PREMISES VESTED IN Gerald W. Mosley, now deceased And Barbara A. Mosley now deceased, his wife deeded by Reese Mosley, a widower Dated: January 18, 1978 Recorded: April 5, 1979 Bk/Pg #:1986/1197.

PROPERTY BEING KNOWN AS: 187 Pittston Blvd n/k/a 17 Mosley Lane
Bear Creek Township a/k/a Wilkes Barre, PA 18702

Being PIN #: I11S1 B4 L28B

Improvements thereon consist of RESIDENTIAL

Seized and taken in execution as the property of: ROBERT COOL, Solely in their Capacity as Heir of BARBARA MOSLEY, DECEASED, LINDA KROGULSKI, Solely in their Capacity as Heir of BARBARA MOSLEY, DECEASED and DAWN RODOLA-JOHNS, Solely in their Capacity as Heir of BARBARA MOSLEY, DECEASED.

PROPERTY ADDRESS: 187 PITTSTON BLVD N/K/A 17 MOSLEY LANE, BEAR CREEK TWP A/K/A WILKES BARRE, PA 18702

UPI / TAX PARCEL NUMBER: I11S1 B4 L28B

Seized and taken into execution to be sold as the property of COOL, ROBERT SOLELY IN THEIR CAPACITY AS HEIR OF BARBARA MOSLEY, DECEASED, KROGULSKI, LINDA SOLELY IN THIER CAPACITY AS HEIR OF BARBARA MOSLEY, DECEASED AND RODOLA-JOHNS, DAWN SOLELY IN THEIR CAPACITY AS HEIR OF BARBARA MOSLEY, DECEASED in suit of M&T BANK.

Attorney for the Plaintiff:
KML LAW GROUP
PHILADELPHIA, PA 215-627-1322

BRIAN M. SZUMSKI, Sheriff
LUZERNE COUNTY, Pennsylvania