

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 12336/2023

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.

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND, SITUATE, LYING, AND BEING IN THE BOROUGH OF LARKSVILLE, COUNTY OF LUZERNE AND COMMONWEALTH OF PENNSYLVANIA BOUNDED AND DESCRBED AS FOLLOWS, TO WIT:

BEGINNING AT A CORNER IN LINE OF LOT NO. 2 IN THE NORTHWESTERLY LINE OF EAST STATE STREET, SAID CORNER BEING NORTH 33 DEGREES 08 MINUTES EAST (N. 33 DEGREES 08' E) TEN (10) FEET FROM THE CORNER DIVIDING LOTS NOS. 1 AND 2, AS SHOWN ON A MAP HEREINAFTER MENTIONED;

THENCE THROUGH LOT N. 2 NORTH 46 DEGREES 09 MINUTES WEST (N. 46 DEGREES 09' W) ONE HUNDRED FIFTY AND SIXTY-TWO ONE-HUNDREDTHS (150.62) FEET TO A CORNER IN LINE OF LOT NO. 5;

THENCE ALONG A PORTION OF LOT NO. 5 NORTH 33 DEGREES 08 MINUTES EAST (N. 33 DEGREES 08' E.) NINETY FIVE (95) FEET TO A CORNER;

THENCE ALONG LINE DIVIDING LOTS NOS. 2 AND 3 SOUTH 44 DEGREES 19 MINUTES EAST (S. 44 DEGREES 19' E.) ONE HUNDRED FIFTY ONE AND FIFTY-NINE ONE HUNDRETHS (151.59) FEET TO A CORNER IN THE NORTHWESTERLY LINE OF EAST STATE STREET, AFORESAID;

THENCE ALONG SAME SOUTH 33 DEGREES 08 MINUTES WEST (S. 33 08' W) NINETY (90) FEET TO A CORNER, THE PLACE OF BEGINNING.

CONTAINING THIRTEEN THOUSAND FIVE HUNDRED EIGHTY (13,580) SQUARE FEET OF LAUD, MORE OR LESS.

BEING A PORTION OF LOT NO. 2 ON MOUNTAIN VIEW LOTS LAID OUT FOR THE GRANTORS HEREIN BY FRANK A. SHEVOCK, P.E., IN NOVEMBER 1970 A COPY OF WHICH MAP HAS BEEN RECORDED IN. THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR LUZERNE COUNTY IN LUZERNE COUNTY DEED BOOK 1728 PAGE 231.

PROPERTY ADDRESS: 703 W STATE ST, LARKSVILLE, PA 18651

UPI / TAX PARCEL NUMBER: 38-H8S1-010-012-000

Seized and taken into execution to be sold as the property of ADAMS, NANCY J A/K/A NANCY ADAMS in suit of PNC BANK, NATIONAL ASSOCIATION.

Attorney for the Plaintiff:
TUCKER ARENSBERG, P.C.
PITTSBURGH, PA 412-566-1212

BRIAN M. SZUMSKI, Sheriff
LUZERNE COUNTY, Pennsylvania