

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 995/2021

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:
NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING
To case number 202100995

ALL THAT CERTAIN LOT, PIECE, OR PARCEL OF LAND SITUATE IN THE BOROUGH OF HUGHESTOWN, COUNTY OF LUZERNE, AND COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT, SAID POINT BEING THE COMMON CORNER BETWEEN LANDS NOW OR FORMERLY OF GEORGE AND DOLORES DELUCIA AND LANDS OF KENNETH A. AND DEBORAH M. KEEZER, SAID POINT BEING NORTH 71 DEGREES 29 MINUTES 12 SECONDS EAST FOR A DISTANCE OF 104.51 FEET ALONG SAID LINE FROM ITS INTERSECTION WITH THE EASTERLY LINE OF REYNOLDS STREET:

THENCE along the lands now or formerly of George and Dolores DeLucia North 58 degrees 30 minutes 48 seconds West for a distance of 57 feet to a point;

THENCE containing along said lands north 10 degrees 39 minutes 00 seconds West for a distance of 23.91 feet to a point;

THENCE along the lands now or formerly of Yolande Parente South 83 degrees 30 minutes 00 seconds East for a distance of 124.50 feet to a point;

THENCE continuing along said lands North 06 degrees 44 minutes 00 seconds West for a distance of 36.61 feet to a point;

THENCE along the lands now or formerly of Frank and Mary Caputo South 85 degrees 11 minutes 00 seconds East for a distance of 36.01 feet to a point;

THENCE through the lands of James V. and Cathy J. Altieri South 18 degrees 30 minutes 48 seconds East for a distance of 102 feet to a point;

THENCE continuing through said lands South 28 degrees 00 minutes 00 seconds West for a distance of 46.05 feet to a point;

THENCE along the lands now or formerly of Frank Mastorio and then along the lands now or formerly of Mary Ann Mastorio and then along the lands now or formerly of Mary Ann DeAmbrose North 57 degrees 57 minutes 42 seconds West for a distance of 30.49 feet to a point,

THENCE continuing along said lands now or formerly of Mary Ann DeAmbrose South 70 degrees 38 minutes 21 seconds West for a distance of 67.22 feet to a point;

THENCE along other lands of the Grantees herein, North 18 degrees 30 minutes 48 seconds West for a distance of 74.86 feet to a point, the Point of Beginning.

BEING the westerly portion of that parcel of land conveyed by James V. Altieri, et us., to the Grantors herein, by Deed dated January 20, 1998, and recorded or about to be recorded.

BEING ALSO the easterly portion of that parcel of land conveyed from Kenneth Keezer and Barbara Keezer, his wife, to Kenneth A. Keezer and Deborah M. Keezer, his wife, by deed dated June 13, 1985, and recorded in Luzerne County Deed Book 2162, Page 880.

CONTAINING an area of 15,072 square feet of land, more or less.

TOGETHER with a ten (10') foot easement as described in a deed from Kenneth A. Keezer and

Deborah M. Keezer, his wife, to Kenneth A. Keezer and Deborah M. Keezer, his wife, by Deed dated January 20, 1998, and recorded or about to be recorded.

SUBJECT to the same conditions, exceptions, reservations and restrictions as found in deeds in the prior line of title.

BEING also the same premises identified as Parcel "B" and "C" in the Altieri/Keezer Subdivision of Hughestown Borough, as prepared by Frank Dessaro, Jr., Registered Surveyor, and recorded in Luzerne County Map Book 106, Page 38.

PIN: Part of E12NW1 B5 L7 and Part of E12NW1 B5 L12A

Title to said premises is vested in KENNETH A KEEZER AND DEBORAH M. KEEZER, HIS WIFE

Property being known as: 51 REAR REYNOLDS ST HUGHESTOWN, PA 18640

Being Luzerne county tax parcel number and pin number: 28-E12NW1-005-12X-000

Improvements thereon consist of: RESIDENTIAL PROPERTY

Seized and taken in execution as the property of: KENNETH A KEEZER AND DEBORAH M. KEEZER, HIS WIFE

PROPERTY ADDRESS: 51 REAR REYNOLDS ST, HUGHESTOWN, PA 18640

UPI / TAX PARCEL NUMBER: 28-E12NW1-005-12X-000

Seized and taken into execution to be sold as the property of DEBORAH M KEEZER in suit of NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING.

Attorney for the Plaintiff:

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

BRIAN M. SZUMSKI, Sheriff
LUZERNE COUNTY, Pennsylvania