

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 11176/2023

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 writ of execution issued by plaintiff:
MCLP Asset Company, Inc. to case No. 202311176

ALL that certain piece or parcel of land situate in the Township of Lake (now Borough of Harvey's Lake), County of Luzerne and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the southwesterly side of Baird Street, said point being in the dividing line between Lots Nos. 9 and 10 as shown on plot of lots hereinafter referred to, said point being distant also in the direction of South 62 degrees 50 minutes East 233.6 feet from a corner of land now or late of Joseph Kraft;

THENCE along the dividing line between Lots Nos. 9 and 10, South 27 degrees 10 minutes West, 251 feet to a corner in line of lands now or late of the Hourigan Estate;

THENCE along said last mentioned land, North 70 degrees West 50.40 feet to a corner in the dividing line between Lots Nos. 10 and 11;

THENCE along said dividing line between Lots 10 and 11, North 27 degrees 10 minutes East 257.33 feet to a corner on the southwesterly side of Baird Street aforesaid;

THENCE along said southwesterly side of Baird Street, South 62 degrees 50 minutes East 50 feet to the place of beginning.

BEING Lot No. 10 on plot of lot of Taft Truska as prepared by Frank A. Shevock, Registered Engineer, August 15, 1959.

The improvements thereon being known as 86 Baird Street, Harveys Lake, Pennsylvania - 18618.

PARCEL ID: 74-C6S4-004-015-000

Title vested with Stephen Arnold and Noelle Arnold by Deed from Arielle Linda Smith dated December 31, 2002 and recorded on January 2, 2003 with the Luzerne County Recorder of Deeds as Book 3003, Page 405, and Instrument Number: 5482688. Stephen Arnold departed this life intestate on or about September 2, 2012.

PROPERTY ADDRESS: 24 BAIRD ST, A/K/A 86 BAIRD ST, HARVEYS LAKE, PA 18618

UPI / TAX PARCEL NUMBER: 74-C6S4-004-015-000

Seized and taken into execution to be sold as the property of NOELLE ARNOLD in suit of MCLP ASSET COMPANY, INC.

Attorney for the Plaintiff:
PADGETT LAW GROUP, P.A.
TALLAHASSEE, FL 850-422-2520

(c) CountySuite Sheriff, Teleosoft, Inc.

BRIAN M. SZUMSKI, Sheriff
LUZERNE COUNTY, Pennsylvania