

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 5413/2023

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:

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 the surface or right of soil of that certain lot, piece, parcel or tract of land, situate, lying and being in the Township of Hanover, County of Luzerne and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a corner in the northerly right of way line and twenty-five (25) feet from the center line of Middle Roads where it intersects with the easterly right of way line of the westerly spur of the Wye in Middle Road and also twenty-five (25) feet from its center line, in the Township of Hanover, Luzerne County, PA.;

THENCE along the easterly right of way line twenty-five(25) feet from and parallel with the center line of the said westerly spur of the Wye in Dundee Road along a curve to the left having a radius of five hundred seventy-two and ninety-six one-hundredths (572.96) feet with an arc length of two hundred twenty-seven (227) feet subtending a chord of North thirty-one degrees thirteen minutes East (N. 31° 13' E.) two hundred and twenty-five and sixty-nine one hundredths (225.69) feet to a corner in the westerly right of way line and twenty-five (25) feet from the center line of the easterly spur of the Wye in Dundee Road;

Thence along the westerly right of way line and twenty-five (25) feet from and parallel with the center line of the easterly spur of the Wye in Dundee by a curve to the left having radius of two hundred forty-nine and eleven one-hundredths (249.11) feet with an arc distance of two hundred five and twenty-two one- hundredths (205.22) feet subtending a chord of South forty-six degrees thirty-eight minutes East (S. 46° 38' E.) one hundred ninety-nine and forty-eight one hundredths (199.48) feet to a corner in the northerly right of way line and twenty-five (25) feet from the center line of Middle Road;

THENCE along the northerly right of way line twenty-five (25) feet from and parallel with the center line of said Middle Road, South seventy-seven degrees fifty-six minutes West (S. 77° 56'W.) two hundred sixty-seven and ninety-two one-hundredths (267.92) feet to the point of BEGINNING.

CONTAINING thirty one-hundredths (0.30) acre, more or less

IMPROVED with a single dwelling situate at 2900 South Main Street, in the Village of Askam, Township of Hanover, County of Luzerne and Commonwealth of Pennsylvania.

UNDER AND SUBJECT TO the same exceptions, reservations, covenants, conditions, easements, rights-of-way, waivers, and restrictions as are contained in prior deeds or other instruments forming the chain of title of said premises.

PIN NO.: 25-J8S2-06A-001-000

BEING the same premises which Mark Driscoll and Juliann M. Driscoll, his wife and Heather Shumaski aka Heather Carey-Shamaski and Kyle F. Shamaski, her husband, by Deed dated 6/25/2013 and recorded 6/27/2013 in the Office of the Recorder of Deeds in and for the County 22-11081 FC01 of Luzerne in Deed Book 3018, Page 73859, granted and conveyed unto Luis Daniel Vazquez Santiago and Eileen M. Perez Rodriguez, his wife, in fee.

Tax Parcel: 25-J8S2-06A-001-000

Premises Being: 2900 S Main Street, Hanover Township, PA 18706

PROPERTY ADDRESS: 2900 S MAIN ST, HANOVER TWP, PA 18706

UPI / TAX PARCEL NUMBER: 25-J8S2-06A-001-000

Seized and taken into execution to be sold as the property of EILEEN M PEREZ RODRIGUEZ AND LUIS DANIEL VAZQUEZ SANTIAGO in suit of LAKEVIEW LOAN SERVICING, LLC.

Attorney for the Plaintiff:
BROCK & SCOTT PLLC
KING OF PRUSSIA, PA 844-856-6646

BRIAN M. SZUMSKI, Sheriff
LUZERNE COUNTY, Pennsylvania