

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 4151/2024

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.

By Virtue of a Writ of Execution Issued by: M&T BANK

To: NO. 202404151

ALL the surface and right of soil only of and to the following Lot, Piece or Parcel of Land situate, lying and being in the Borough of Swoyersville, County of Luzerne, and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the Northeast corner of Owen Street and the Back Road, now known as Main Street; Thence along the North Side of said Back Road, North 43 Degrees 49 Minutes East, Two-Hundred (200) Feet to a corner; Thence North 28 Degrees 52 Minutes West, Seventy-Six and Thirty-Three One-Hundredths (76.33) feet to a corner near the storage tracks of the Maltby Breaker; Thence along said storage tracks, South 43 Degrees 49 Minutes West, Two-Hundred (200) Feet to the Easterly side of Owen Street; Thence along said Street South 28 Degrees 52 Minutes East, Seventy-Six and Thirty-Three One-Hundredths (76.33) Feet to a corner, the place of beginning.

CONTAINING Fourteen-Thousand Five-Hundred and Two and Seven-Tenths (14,502.7) square feet.

TITLE TO SAID PREMISES VESTED IN Rose Marie Callahan deeded by which Francis Callahan and Adella Callahan, his wife Dated: June 21, 1971 Recorded: June 22, 1971 Bk/Pg #:1722/1081.

PROPERTY BEING KNOWN AS: 1058 Main Street

Swoyersville, PA 18704

Being

PIN #: F10NW1 B9 L8

Improvements thereon consist of RESIDENTIAL

Seized and taken in execution as the property of: Rose Marie Callahan

PROPERTY ADDRESS: 1058 MAIN ST, SWOYERSVILLE, PA 18704

UPI / TAX PARCEL NUMBER: F10NW1 B9 L8

Seized and taken into execution to be sold as the property of ROSE MARIE CALLAHAN 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