

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 13111/2017

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 No. _____ issued out of the Court of Common Pleas of Luzerne County, directed to me, there will be exposed to public sale, by vendue or outcry to the highest and best bidders, for cash, in the Courthouse, in the City of Wilkes-Barre, Luzerne County, Pennsylvania, on August 2, 2019 at 10:30AM, in the forenoon of the said day, all the right, title and interest of the Defendant(s) in and to:

All that lot or piece of land situate in Freeland Borough, Luzerne County and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

Beginning at a point on the South side Schwabe Street, said point forty (40) feet from the southeast corner of Third and Schwabe Streets;

Thence eastwardly on and along said Schwabe Street, a distance of thirty-seven (37) feet to a point on other lands now or formerly of Mathias Schwabe.

Thence southwardly on and along lands now or formerly of Mathias Schwabe, a distance of one hundred and forty (140) feet to a twenty (20) foot wide alley;

Thence westwardly on and along said alley, a distance of thirty-seven (37) feet to land now or formerly of John Banick;

Thence northwardly on and along said land now or formerly of John Banick, a distance of one hundred forty (140) feet to Schwabe Street, the place of beginning.

Being the same property conveyed to Joseph Giglio, Jr., an individual who acquired title by virtue of a deed from Ray Jones, a/k/a Raymond J. Jones and Andrea Jones, a/k/a Andrea B. Jones, his wife, dated December 9, 2005, recorded January 18, 2006, at Instrument Number 5681401, and recorded in Book 3006, Page 15365, Office of the Recorder of Deeds, Luzerne County, Pennsylvania.

Premises improved with a single family dwelling more commonly known as 1034 Schwabe Street, Freeland, PA 18224

Under and Subject to and together with the same reservations, conditions, restrictions, covenants, exceptions and easements as appear in prior chain of title.

Together with all buildings and improvements thereon.

The Property Identification Number of the above-described parcel is 22-Q9SE4-010-002000.

Plate No. 22-3-216-6

Notice is hereby given to all claimants and parties in interest that the Sheriff will within thirty (30) days thereafter file a distribution in his office, where the same will be available for inspection and the distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter.

Seized and taken into execution at the suit of U.S. Bank National Association against Joseph Giglio, Jr., et al., and will be sold by:

Brian Szumski, Sheriff of Luzerne County

Meredith H. Wooters, Esquire
Scott A. Dieterick, Esquire
Kimberly J. Hong, Esquire
Michael E. Carleton, Esquire
Justin F. Kobeski, Esquire
Matthew P. Curry, Esquire
Cristina L. Connor, Esquire
Holly N. Wolf, Esquire
Karina Velter, Esquire

Manley Deas Kochalski LLC
P. O. Box 165028
Columbus, OH 43216-5028
614-220-5611

PROPERTY ADDRESS: 1034 SCHWABE STREET, FREELAND, PA 18224

UPI / TAX PARCEL NUMBER: 22-Q9SE4 010 002000

Seized and taken into execution to be sold as the property of JOSEPH GIGLIO, JR in suit of U.S. BANK NATIONAL ASSOCIATION.

Attorney for the Plaintiff:
MANLEY DEAS KOCHALSKI LLC
COLUMBUS, OH 614-220-5611

BRIAN M. SZUMSKI, Sheriff
LUZERNE COUNTY, Pennsylvania