

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 5341/2019

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, DECEMBER 03, 2021
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 or parcel of land lying, situate and being in the Township of Plains, County of Luzerne and State of Pennsylvania, more particularly bounded and described as follows to wit:

BEGINNING at a point on the northerly line of Ridgewood Road, Legislative Route 40133, said point being North 88 degrees 28 minutes 53 seconds West, a distance of one hundred sixty-five (165) feet from the southeasterly corner of other lands of Adonizio Brothers, Inc.;

THENCE along the northerly line of Ridgewood Road, North 88 degrees 28 minutes 53 seconds West, thirty-four and sixty-five one-hundredths (34.65) feet to a point;

THENCE continuing along said northerly line of Ridgewood Road, North 84 degrees 49 minutes West, a distance of fifty and forty-six one-hundredths (50.46) feet to a point, the common corner of Lot Nos. 3 and 4 of plot hereinafter referred to;

THENCE along the easterly sideline of Lot No. 4, North 01 degree 31 minutes 07 seconds East, a distance of one hundred thirty five (135) feet to a corner;

THENCE South 88 degrees 28 minutes 53 seconds East, a distance of eighty-five (85) feet to a corner;

THENCE along the westerly sideline of Lot No. 2, South 01 degree 31 minutes 07 seconds West, a distance of one hundred thirty-eight (138) feet to a corner, the place of beginning.

CONTAINING 0.27 acre, more or less.

BEING Lot No. 3 on plot of lands as per map in the office of Adonizio Brothers, Inc.

Being Luzerne County tax parcel number 50-G11S3-002-VAR-000

Improvements thereon consist of: Residential Single Family Dwelling

Property being known as: 140 Ridgewood Road, Plains Township, PA 18702

Title to said premises is vested in: Robert J. Havard, Jr. by deed from Dolores M. Answini, widow, dated July 3, 2006, recorded July 2, 2006 in the Luzerne County Clerk's/Register's Office in Deed Book 3006, page 175749.

PROPERTY ADDRESS: 140 RIDGEWOOD RD, PLAINS TWP, PA 18702

UPI / TAX PARCEL NUMBER: 50-G11S3-002-VAR-000

Seized and taken into execution to be sold as the property of ROBERT J. HAVARD, JR. in suit of U.S. BANK NATIONAL ASSOCIATION AS LEGAL TITLE TRUSTEE FOR TRUMAN 2016 SC6 TITLE TRUST.

Attorney for the Plaintiff:
ROMANO GARUBO & ARGENTIERI
WOODBURY, NJ 856-384-1515

BRIAN M. SZUMSKI, Sheriff
LUZERNE COUNTY, Pennsylvania