

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 7255/2019

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:

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. 7255/2019 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 April 3, 2020 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 certain pieces, parcels and tracts of land situate, lying and being in the Township of Kingston, County of Luzerne and Commonwealth of Pennsylvania, more particularly described as follows to wit:

Parcel I:

Being known as Lot No. 9 in Section A of the plot known as Trucksville Gardens, which said plot is recorded in Map Book 3, Page 3 in the Office of the Recording of Deeds in and for the County of Luzerne, bounded and described as follows to wit:

Beginning at a point on the southerly side of Terrace Avenue two hundred (200) feet from the southwest corner of Terrace Avenue and Spring Garden Street;

Thence in southeasterly direction one hundred fifty (150) feet along line of Lot No. 10 Section A, to a point in the line of Lots Nos. 17 and 16 Section A;

Thence in a southwesterly direction along line of Lots Nos. 16, 15, and 14, one hundred nineteen and forty-six one hundredths (119.46) feet to a point in line of land now or late of J.N. Staub;

Thence North 27 degrees 25 minutes West along same, one hundred fifty-five and sixty-eight one hundredths (155.68) feet to Terrace Avenue aforesaid;

Thence North 47 degrees 3 minutes East along Terrace Avenue Seventy Seven and eighty one hundredths (77.80) feet to the place of beginning.

Parcel II:

Beginning at a point on the southerly side of Terrace Avenue at a common corner of Lots Nos. 10 and 9; Thence in an easterly direction along Terrace Avenue Fifty (50) feet to a corner of Lot No. 11; Thence in a southerly direction along Lot No. 11 one hundred fifty (150) feet to a corner of Lots Nos. 18 and 17; Thence in a westerly direction along Lot No. 17 fifty (50) feet to a corner of Lots Nos. 16 and 9; Thence in a northerly direction along Lot No. 9 one hundred fifty (150) feet to Terrace Avenue, the place of beginning.

Being all of Lot No. 10 in Section A of the plot known as Trucksville Gardens subject to the right to use of a strip of land two feet in width across the rear of the premises herein described for purpose of maintaining utility lines, all as more particularly set forth in prior deeds in chain of title.

Being the same property conveyed to Chester John Pollick, III who acquired title by virtue of a deed from Chester John Pollick, III and Spring K. Chamberlain, dated April 25, 2014, recorded May 20, 2014, at Instrument Number 201422613, and recorded in Book 3041, Page 80126, Office of the Recorder of Deeds, Luzerne County, Pennsylvania.

Premises improved with a single family dwelling more commonly known as 155 Terrace Avenue, Trucksville, PA 18708

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 35-F9S2-011-001-000.

Plate No. 35-179-1-D1-3

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 Wells Fargo Bank, N.A. against Chester J. Pollick, III, AKA Chester John Pollick, III, et al., and will be sold by:

Brian Szumski, Sheriff of Luzerne County

Meredith H. Wooters, Esquire
 Scott A. Dietterick, 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: 155 TERRACE AVENUE, TRUCKSVILLE, PA 18708

UPI / TAX PARCEL NUMBER: 35-F9S2-011-001-000

Seized and taken into execution to be sold as the property of CHESTER J. POLLICK, AKA CHESTER JOHN POLLICK, III, in suit of WELLS FARGO BANK, N.A..

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

BRIAN M. SZUMSKI, Sheriff
 LUZERNE COUNTY, Pennsylvania