

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 4935/2017

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:

**FRIDAY, AUGUST 13, 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.

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ALL that certain lot, piece, and parcel of land situate in the Township of Conyngham, County of Luzerne and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

THE FIRST THEREOF:

BEGINNING at a point on the Westerly line of land now or late of the Pennsylvania Railroad Company, and at a corner where the Northeasterly corner of a lot of land conveyed by John Kollar, et al., to the now or late Frank Kadtke, et ux., intersects the said now or late Railroad Company's land;

THENCE South 80 degrees West 156.6 feet to a corner;

THENCE South 10 degrees East 132.9 feet to a corner;

THENCE South 80 degrees West and through the center of a house 164.2 feet to a corner;

THENCE North 10 degrees West 132.9 feet to a corner;

THENCE South 80 degrees West 268.9 feet to a corner;

THENCE North 12 1/4 degrees West 333 feet to a corner;

THENCE North 80 degrees East 270.9 feet to a corner on the Westerly line of lands formerly the property of Charles Yochem;

THENCE South 18 feet to a corner on the Northerly bank of Trout Creek;

THENCE in an Easterly direction along the Northerly bank of said creek and parallel with it 160 feet to a corner;

THENCE in a Northerly direction along the Easterly line of said Yochem's lot 50 feet to a corner;

THENCE North 80 degrees East to the line of land of the aforesaid Pennsylvania Railroad Company;

THENCE North 33 degrees West 270.9 feet to a corner the place of beginning.

CONTAINING 4.4 acres of land.

EXCEPTING AND RESERVING therefrom, however, all those certain pieces, parcels or tracts of land, more specifically bounded and described in the following Deeds, to wit: (1) Deed of John Koc and Jadwiga Koc, his wife, to the Pennsylvania Railroad Company, dated October 15, 1912, and recorded on October 18, 1912, in Luzerne County Deed Book 488 at Page 143; (2) Deed of John Koc and Hodvig Koc, his wife, to The West End Coal

Company, dated May 10, 1918, and recorded June 24, 1918, in Luzerne County Deed Book 522 at Page 150; (3) Deed of John J. Matusek and Angeline Matusek, his wife, to Kenneth S. Peck and Andrea A. Peck, his wife, dated December 7, 1993, and recorded in Luzerne County Deed 2478 at Page 1126; (4) Deed from John J. Matusek and Angeline Matusek, his wife, to Conyngham Township, as more particularly described in Luzerne County Deed Book 2568 at Page 721.

SUBJECT to all conditions, covenants, reservations, restrictions and exceptions in prior deeds in line of title.

THE SECOND THEREOF

BEGINNING at a corner located along the Northerly side of Italy Street being a corner common to lands now or formerly of K. Peck;

THENCE along the lands now or formerly of K. Peck, North 50 degrees 58 minutes 30 seconds West 81.46 feet;

THENCE along the lands now or formerly of Kadtko, South 04 degrees 44 minutes 55 seconds East 8.65 feet to an iron pin;

THENCE along the land snow or formerly of Bartkiewicz, Elliott and Matusek, South 13 degrees 37 minutes 00 seconds East 60.00 feet to an iron pin located along the Northerly side of a driveway, lands now or formerly of Matusek;

THENCE along the Northerly side of a driveway, lands now or formerly of Matusek, North 83 degrees 20 minutes 00 seconds East 40.62 feet to a point located along the Northerly side of Italy Street;

THENCE along the Northerly side of Italy Street, North 36 degrees 35 minutes 00 seconds East 13.60 feet to the place of beginning.

CONTAINING 0.045 ACRES OF LAND

THE PIN IS M4S3 B5 L3 and M4S3 B5 L5

THE PURPOSE OF THIS DEED is to include the property which was to have been included in the conveyance between the parties hereto by Deed dated July 15, 1997 and recorded in Luzerne County Deed Book 2607 at Page 968. The said Grantor, Angeline Matusek died on April 29, 2004 thereby vesting sole title to her husband and said Grantor, John J. Matusek.

BEING all of the premises conveyed to the Grantors herein by Deed of Stephanie Sluzeski and Henry Sluzeski, her husband, dated February 11, 1993 and recorded in Luzerne County Deed Book 2499 at Page 1103

PIN: 09-M4S3-005-003-000 PLATE :9-259-6 & PIN: 09-M4S3-005-005-000 PLATE:9-259-4-D1-1.

TITLE TO SAID PREMISES IS VESTED IN James B. Kadtko, by Deed from John J. Matusek, dated 03/16/2012, recorded 03/19/2012 in Book 3012, Page 44421.

Property being known as: 21 Italy Street, Mocanaqua, PA 18655

Being Plate No.9-259-6 Pin No. 09-M4S3-005-003-000

&

Being Plate No. 9-259-4-D1-1. Pin No. 09-M4S3-005-005-000

PROPERTY ADDRESS: 21 ITALY ST, MOCANAQUA, PA 18655

UPI / TAX PARCEL NUMBER: 09-M4S3-005-003-000 & 09-M4S3-005-005-000

**Seized and taken into execution to be sold as the property of JAMES B. KADTKE in suit of LSF11 MASTER PARTICIPATION TRUST.**

**Attorney for the Plaintiff:**  
MCCABE WEISBERG & CONWAY, LLC  
PHILADELPHIA, PA 215-790-1010

**BRIAN M. SZUMSKI, Sheriff**  
LUZERNE COUNTY, Pennsylvania