

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 8655/2019

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, AUGUST 05, 2022**  
**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 piece or parcel or lot of land, lying, situate and being in the Township of Dallas, County of Luzerne and State of Pennsylvania, more particularly bounded and described as follows, to wit:

BEGINNING at a point in the line between Parcels B and C, said point being distant 63.00 feet measured in a course of South 13° 58' East from the most southeasterly corner of lands conveyed by Lewis Nulton, et ux, to Leon Race, et ux, by deed dated March 22, 1935 and recorded in Luzerne County Deed Book 743, Page 511;

THENCE along the line between Parcels B and C, North 56° 11' East, 16.96 feet to a point;  
THENCE South 13° 58' East, 105.90 feet to a point;  
THENCE South 34° 21' East, 103.11 feet to a point in the line between Parcels C and D;  
THENCE along said line, South 56° 11' West, 431.00 feet to a point;  
THENCE North 37° 53' West, 203.23 feet to a point in the aforesaid line between Parcels B and C;  
THENCE along said line, North 56° 11' East 463.45 feet to a point, the place of beginning.

CONTAINING 2.08 acres of land be the same more or less.

GRANTING unto the Grantees herein, their heirs and assigns that right-of-way in common with Leon Race, et ux., their heirs and assigns of that portion of the Old Tunkhannock Road right-of-way for road and/or utility purposes as the same was reserved to Leon Race, et ux., their heirs and assigns, in deed of Leon Race, et ux. To Albert E. Brown, et ux. dated November 14, 1986 and recorded in the Office of the Recorder of Deeds of Luzerne County. It is the intention of Leon Race, et ux., to grant to the Grantees herein, their heirs and assigns, a right-of-way over the aforesaid right-of-way reserved to Leon Race, et ux., by said deed to Albert E. Brown, et ux.

EXCEPTING AND RESERVING gas and oil rights unto Leon Race, et ux., their heirs and assigns.

Title to said premises is vested in RICHARD A. SHANNON and BEVERLY SHANNON, by the Deed from Richard A. Shannon and Beverly Shannon, dated September 15, 1994 and recorded September 20, 1994 in Record Book 2504, Page 1170.

Property being known as: 12 RACE LANE, DALLAS, PA 18612  
Being Luzerne County Tax Parcel Number and PIN Number 10-1623-1-D2-1 : 10-C8S5-002-06A-000  
Improvements thereon consist of: Residential property.

PROPERTY ADDRESS: 12 RACE LANE, DALLAS, PA 18612

UPI / TAX PARCEL NUMBER: 10-C8S5-002-06A-000

Seized and taken into execution to be sold as the property of RICHARD A. SHANNON AND BEVERLY SHANNON in suit of WELLS FARGO BANK, N.A..

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**Attorney for the Plaintiff:**  
POWERS KIRN & ASSOCIATES LLC  
TREVOSE, PA 215-942-2090

**EUGENE A. GURNARI, Interim Sheriff**  
LUZERNE COUNTY, Pennsylvania