

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 13184/2019

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 Issued by: Pennymac Loan Services, LLC

To: NO. 201913184

ALL THOSE CERTAIN lots, pieces or parcel of land situate, lying and being in the Township of Huntington, County of Luzerne and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

The First Thereof:

BEGINNING at a birch tree located along the Westerly bank of Pine Creek, and being a corner common to the lands now or formerly of David Hilley;
THENCE along the Westerly bank of Pine Creek, South 15 degrees 47 minutes 30 seconds East 135.09 feet;
THENCE along the same, South 6 degrees 52 minutes 40 seconds West 48.12 feet;
THENCE along the same, South 30 degrees 14 minutes 20 seconds East 57.95 feet;
THENCE along the same, South 9 degrees 50 minutes 40 seconds West 83.52 feet;
THENCE along the same, South 38 degrees 49 minutes 10 seconds West 56.77 feet;
THENCE along the same, South 11 degrees 00 minutes 53 seconds West 129.73 feet;
THENCE along the same, South 13 degrees 27 minutes 10 seconds East 69.81 feet;
THENCE along the same, South 8 degrees 07 minutes 00 seconds East 157.14 feet;
THENCE along the same, South 9 degrees 35 minutes 05 seconds West 82.79 feet;
THENCE along the same, 42 degrees 24 minutes 10 seconds West 72.76 feet to the line of lands now or formerly George Holoman;
THENCE along the line of lands now or formerly of George Holoman, North 70 degrees 51 minutes 35 seconds West 225.43 feet to an iron bolt corner;
THENCE along the line of David Hilley, North 18 degrees 11 minutes 15 seconds East 806.91 feet to the place of beginning;

In accordance with survey of Frank A. Grabowski, Registered Surveyor;

The Second Thereof:

BEING an access road 12 feet in width with a center line as herein located and described:

BEGINNING at a point in the center of Pennsylvania Legislative Route 235 Spur 'E', between the Village of Register and Harveyville, Said point being 583.21 feet Northwesterly from center of bridge span of prestressed box beam bridge over Pine Creek;

THENCE North 57 degrees 21 minutes East a distance of 30.0 feet to Easterly edge of right of way of Pennsylvania Legislative Route 235 Spur 'E';

THENCE along the center of 12 foot wide access road the following courses and distances:

1. An arc to the right with a radius of 32.39 feet for a distance of 18.36 feet.
2. North 89 degrees 50 minutes East 92.82 feet.
3. An arc to the left with a 52.53 foot radius for a distance of 19.73 feet.
4. North 68 degrees 18 minutes 30 seconds East 41.63 feet.
5. An arc to the right with a 62.36 foot radius for a distance of 29.37 feet.
6. South 84 degrees 42 minutes 30 seconds East 25.25 feet.
7. An arc to the left with a 27.37 foot radius for a distance of 27.41 feet.
8. North 37 degrees 54 minutes 30 seconds East a distance of 145.06 feet more or less to the lands of the Grantors.

TITLE TO SAID PREMISES VESTED IN William J. Sauerwine, by Deed from Janis A. Skamarakus, Widow, Dated 08/24/2018, Recorded 09/27/2018, Instrument No. 201852283.

PROPERTY BEING KNOWN AS 93 Register Road
Huntington Mills, PA 18622-1013

Being PIN number 30-J2-00A-55D-000 and plate number 30-567-2

Improvement thereon consist of: RESIDENTIAL

Seized and taken in execution as the property of: William J. Sauerwine

PROPERTY ADDRESS: 93 REGISTER RD, HUNTINGTON MILLS, PA 18622

UPI / TAX PARCEL NUMBER: 30-J2-00A-55D-000

Seized and taken into execution to be sold as the property of WILLIAM J. SAUERWINE in suit of PENNYMAC LOAN SERVICES, LLC.

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

BRIAN M. SZUMSKI, Sheriff
LUZERNE COUNTY, Pennsylvania