

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 933/2020

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, JUNE 04, 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.

BEGINNING AT A POINT ON THE EASTERLY SIDE LINE OF JACKSON STREET, SAID POINT BEING FIFTY (50) FEET FROM THE DIVIDING LINE BETWEEN LOTS 56 AND 58 AS SHOWN ON PLOT OF LOTS OF ELMER D. PARISH, RECORDED IN LUZERNE COUNTY IN MAP BOOK 2, PAGE 269; THENCE THROUGH LOT NO. 54 AS SHOWN ON SAID PLOT AND ALONG THE LINE OF LANDS HERETOFORE CONVEYED TO WILLIAM J. GABLE, NORTH 61 DEGREES 51 MINUTES EAST, ONE HUNDRED FIFTEEN (115) FEET TO A CORNER; THENCE THROUGH LOTS 52 AND 54, NORTH 28 DEGREES 09 MINUTES EAST, FIFTY (50) FEET TO A CORNER; THENCE THROUGH LOT NO. 52, SOUTH 61 DEGREES 51 MINUTES WEST, ONE HUNDRED FIFTEEN (115) FEET TO THE SIDE LINE OF JACKSON STREET, AFORESAID; THENCE ALONG THE EASTERLY SIDE LINE OF JACKSON STREET SOUTH 28 DEGREES 29 MINUTES EAST, FIFTY (50) FEET TO THE PLACE OF BEGINNING.

BEING PARTS OF LOT NOS. 52 AND 54, AS SHOWN ON SAID PLOT.

BEING the same premises conveyed to Charles A. Mahler and Adeltha H. Mahler, his wife, by deed from Lawrence Cragle and Gertrude L. Cragle, his wife, dated May 19, 1956, and recorded on May 23, 1956, in the Office of the Recorder of Deeds for Luzerne County in Deed Book 1314, Page 11. On February 5, 2015, Charles A. Mahler departed this life, leaving title vested solely in Adeltha M. Mahler. On June 16, 2015, Adeltha M. Mahler departed this life. An estate was opened as a result of the death of Adeltha M. Mahler naming George T. Mahler as Executor of the Estate of Adeltha M. Mahler. As such, George T. Mahler held the premises in fee simple. On July 25, 2019, George T. Mahler departed this life. An estate was opened as a result of the death of George T. Mahler, naming Daniel T. Mahler as Executor of the Estate of George T. Mahler.

Property being known as: 118 Jackson Street, Dallas, Pennsylvania 18612 Improvements thereon consist of: Residential Dwelling

PROPERTY ADDRESS: 118 JACKSON ST, DALLAS, PA 18612

UPI / TAX PARCEL NUMBER: 11-E8NW3-004-025-000

Seized and taken into execution to be sold as the property of DANIEL T. MAHLER ADMINISTRATOR OF THE ESTATE OF GEORGE T. MAHLER in suit of AMERICAN ADVISORS GROUP.

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

BRIAN M. SZUMSKI, Sheriff
LUZERNE COUNTY, Pennsylvania