

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 15225/2019

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, APRIL 01, 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.

ALL THE SURFACE AND RIGHT OF SOIL only of and to the following lot, piece or parcel of land situate, lying and being in the Borough of Kingston, County of Luzerne, and Commonwealth of Pennsylvania, being 5/8 of Lot No. 15 and the next adjoining 3/8 of Lot No. 14 of a plot of lots recorded under the title of "Eley Avenue Plot", in Map Book No. 1, Page 63, bounded and described as follows:

BEGINNING at a corner on the northerly side of Eley Street, the same being the corner of lot of Josiah Lever;
Thence along line of Eley Street, North 33° 47' West, 40 feet to a corner;
Thence North 56° 13' East, 186 feet to a 15 foot alley;
Thence along said alley line South 33° 47' East, 40 feet to a corner of said Lever lot;
Thence along line of Lever lot South 56° 13' West, 186 feet to the place of beginning.

SUBJECT to the same exceptions, reservations and conditions as contained in prior deeds in the chain of title.

BEING KNOWN AS (for informational purposes only): 107-109 Eley Street a/k/a 107 Ely Street, Kingston, PA 18704

BEING THE SAME PREMISES which Pierino D. Cherubini and Ann T. Cherubini, his wife by Deed dated March 20, 1967 and recorded March 20, 1967 Book 1611, Page 294 in the Office of the Recorder of Deeds in and for the County of Luzerne, Pennsylvania granted and conveyed unto Robert E. Sweetra and Helen M. Sweetra, his wife, in fee.

AND THE SAID Robert E. Sweetra departed this life on or about December 5, 2013 thereby vesting title unto Helen M. Sweetra by operation of law.

Title to said premises is vested in Pierino D. Cherubini and Ann T. Cherubini, his wife by Deed dated March 20, 1967 and recorded in the Luzerne County Recorder of Deeds Office on March 20, 1967 in Book 1611, Page 294, Instrument.

Property being known as: 107-109 Eley Street a/k/a 107 Ely Street, Kingston, PA 18704

Being Luzerne County tax parcel number and pin number: 34-G9NE3-008-018-000

Improvements thereon consist of: Residential Dwelling

PROPERTY ADDRESS: 107-109 ELEY ST A/K/A 107 ELY ST, KINGSTON, PA 18704

UPI / TAX PARCEL NUMBER: 34-G9NE3-008-018-000

Seized and taken into execution to be sold as the property of HELEN M SWEETRA in suit of BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST.

Attorney for the Plaintiff:
LOGS LEGAL GROUP LLC
WAYNE, PA 610-278-6800

BRIAN M. SZUMSKI, Sheriff
LUZERNE COUNTY, Pennsylvania