

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 3983/2019

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: Truist Bank, Formerly Known as Branch Banking & Trust Company

NO. 2019-03983

ALL THAT CERTAIN piece or parcel of land situate in the Township of Rice, County of Luzerne and State of Pennsylvania shown as Lot No. 231 on the Final Plan of Village of Laurel Lakes, Phase 3, ("Plan") recorded in the Office of the Recorder of Deeds for Luzerne County in Map Book 51, Pages 6 and 7 bounded and described as follows:

BEGINNING at a corner on the Westerly right-of-way line of Coplay Place, being a corner of lands of Lot No. 230 of Village of Laurel Lakes Phase 3 Development;

THENCE, along the westerly right-of-way line of Coplay Place, bearing South fourteen degrees twelve minutes forty seconds (S 14° 12' 40" W) West, one hundred nine and seventy-two one-hundredths (109.72') feet to a corner, being a corner of lands of Lot No. 232 of Village of Laurel Lakes Phase 3 Development;

THENCE, along line of lands of Lot No. 232 of said Development, bearing North seventy-five degrees forty-seven minutes twenty seconds (N 75° 47' 20" W) West, one hundred seventy-one and zero one-hundredths (171.00') feet more or less to the low water line of Laurel Lake;

THENCE, along the low water line of said Laurel Lake in a general northerly direction to line of lands of Lot No. 230 of Village of Laurel Lakes Phase 3 Development;

THENCE, along line of lands of Lot No. 230 of said Development, bearing South seventy-five degrees forty-seven minutes twenty seconds (S 75° 47' 20" E) East, one hundred sixty-one and zero one-hundredths (161.00') feet more or less to the place of beginning.

TITLE TO SAID PREMISES VESTED IN LAWRENCE E. BARNES AND MARGARET M. BARNES, /W/, by Deed from MARTIN D. COHEN AND SUSAN R. COHEN, H/W, Dated 04/30/1997, Recorded 05/02/1997, in Book 2598, Page 1055.

Mortgagor MARGARET M. BARNES died on 11/27/2011, and upon information and belief, her surviving heirs are BRADLEY J. BARNES and KATIE BARNES.

PROPERTY BEING KNOWN AS 105 Coplay Place Mountain Top, PA 18707-9209

Being PIN number 53-L8S10-007-018-000 and plate number 53-318-7-D128-1

Improvement thereon consist of: RESIDENTIAL

Seized and taken in execution as the property of: Lawrence E. Barnes and Bradley J. Barnes

PROPERTY ADDRESS: 105 COPLAY PLACE, MOUNTAIN TOP, PA 18707

UPI / TAX PARCEL NUMBER: 53-L-8S10-007-018-000

Seized and taken into execution to be sold as the property of LAWRENCE E BARNES, BRADLEY J BARNES IN HIS CAPACITY AS HEIR OF MARGARET M. BARNES, DECEASED, KATIE BARNES IN HER CAPACITY AS HEIR OF MARGARET M. BARNES, DECEASED AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MARGARET M. BARNES, DECEASED in suit of TRUIST BANK, FORMERLY KNOWN AS BRANCH BANKING AND TRUST COMPANY.

Attorney for the Plaintiff:
BROCK & SCOTT, PLLC
JENKINTOWN, PA 844-856-6646

BRIAN M. SZUMSKI, Sheriff
LUZERNE COUNTY, Pennsylvania