

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 5369/2018

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, DECEMBER 03, 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.

ALL THAT SURFACE OF ALL THAT CERTAIN lot or parcel of land situate in the 15th Ward of the City of Wilkes-Barre, Luzerne County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the Southeast side line of Waller Street at the intersection of line of land now of James A. McCaffery; Thence along line of lands of said McCaffrey being the Westerly boundary line thereof, South 31 degrees 13 minutes East, one hundred fifty (150) feet to a corner in line of lot No. 151 on Raymond Place Allotment as recorded in Luzerne County in Deed Book 196, page 371: THENCE along line of Lot No. 151, South 58 degrees 47 minutes West, forty-two and five-tenths (42.5) feet to a corner; THENCE North 31 degrees 13 minutes West one hundred fifty (150) feet to the Southeasterly side of Waller Street; THENCE along said Waller Street, North 58 degrees 47 minutes East forty-two and five-tenths (42.5) feet to the place of beginning.

The premises conveyed herein describe a portion of Lot 168 and the Easterly five (5) feet of Lot No. 169 on said Raymond Place Allotment.

EXCEPTING AND RESERVING an existing driveway between 50-52 Waller Street and 46-48 Waller Street for the common use of the owners of the two properties.

EXCEPTING AND RESERVING all coal and other minerals as the same have been reserved in line of title .

Title to said premises is vested in James Hassel, by the Deed from James Hassel, single (improperly identified as James Hassle in the prior deed) dated 1/31/1999 and recorded 2/4/1991 in Record Book 2375, Page 1040.

Property being known as 50 52 Waller Street, Pennsylvania 18702

Being Luzerne County Tax Parcel Number and PIN Number 7319NW2035016000 .

Improvements thereon consist of: Residential property.

PROPERTY ADDRESS: 50-52 WALLER ST, WILKES-BARRE, PA 18702

UPI / TAX PARCEL NUMBER: 7319NW2035016000

Seized and taken into execution to be sold as the property of JAMES HASSLE A/K/A JAMES HASSEL in suit of BONIFERA, LLC.

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

EUGENE A. GURNARI, Interim Sheriff
LUZERNE COUNTY, Pennsylvania