

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 3173/2021

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, FEBRUARY 11, 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 that certain piece, parcel, or lot, off land situate in the Borough of Laflin, County of Luzerne and the Commonwealth of Pennsylvania, bound and described as follows:

BEGINNING at a point on the southwesterly side of Haverford Drive in the addition to Oakwood Park Townhouses, the said point being located North 60 degrees 23 minutes west, one hundred fifteen (115) feet, more or less, and South 20 degrees 37 minutes West, fifty-five (55) feet from the northeast corner of land of the grantor herein. The said beginning point being in a line 5 feet Easterly and parallel to Building J extended southeasterly and being also 20 feet southeasterly from the northwesterly side of the parking area for Building J;

THENCE South 20 degrees 37 minutes West, twenty-five (25) feet to a point in the line between Units 1 and 2 of Building J, extended southeasterly; THENCE along line between Units 1 and 2, North 60 degrees 23 minutes West, one hundred four (104) feet to a point 30 feet from the northwesterly side of Building J; THENCE parallel to the northwesterly side of Building J, North 20 degrees 37 minutes East, twenty-five (25) feet to a point in a line 5 feet easterly and parallel to Building J extended northwesterly; THENCE along said line parallel to Building J, South 60 degrees 23 minutes East, one hundred four (104) feet to the place of beginning.

CONTAINING 2,600 square feet, more or less, it being the intent to convey a parcel of land which is improved with a dwelling known as Unit No. 1, Building J, being approximately 20 feet wide and 34 feet in depth with 2 parking spaces each being 12.5 feet wide by 20 feet deep each in the parking area and a depth of 30 feet in the rear of Building J and being a width as described in the above description.

BEING the same premises conveyed to the Grantors herein by deed of River Corporation dated the 13th day of January 1975, and recorded in the office of the Recorder of Deeds of Luzerne County in Deed Rook 1846 page 156.

Title to said premises is vested in Donald E. Wallace and Lynn Wallace, his wife by Deed dated May 31, 1984 and recorded in the Luzerne County Recorder of Deeds Office on May 31, 1984 in Book 2130, Page 1044.

UNDER AND SUBJECT to the same restrictions, reservations and covenant. as in prior chains of title.

Improvements thereon consist of: Residential Dwelling

PROPERTY ADDRESS: 180 HAVERFORD DR, WILKES-BARRE, PA 18702

UPI / TAX PARCEL NUMBER: 36-F11S7-008-001-000

Seized and taken into execution to be sold as the property of GARY K SARNOWSKI AND UNITED STATES OF AMERICAN, DEPARTMENT OF TREASURY, INTERNAL REVENUE SERVICE in suit of MEB LOAN TRUST IV, U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE.

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

BRIAN M. SZUMSKI, Sheriff
LUZERNE COUNTY, Pennsylvania