

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 1689/2021

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:

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: LEGACY MORTGAGE ASSET TRUST 2019-GS3

To: NO. 202101689

All That Certain Piece or Parcel of Land Situate in the Township of Franklin, County of Luzerne And Commonwealth of Pennsylvania, Bounded And Described As Follows, To Wit:

Beginning at an Iron Pin Set For a Corner At The End of A Stone Wall, Said Iron Pin Between The Southeast Corner Of Lands Of Fred Dymond, The Corner Of Lands Now Or Formerly Of Willard And Howard Armstrong, And The Corner Of Lands Now Or Formerly Of Arthur J. Faux As Surveyed By Ira D. Cooke, January 24, 1934; THENCE From Said Iron Pin And Along The Center Of A Stone Wall And Lands Now Or Formerly Of Willard And Howard Armstrong, North 13 Degrees 15 Minutes West For A Distance Of Two Hundred Sixty-Seven And Ninety-Five One Hundredths (267.95) Feet To An Iron Pin Set For A Corner In The Right-Of-Way Of A Township Road, Known As Lockville Road; THENCE From Said Iron Pin And Along The Right-Of-Way Of Said Lockville Road, North 81 degree 37 Minutes West For A Distance Of Ninety-One And Eighty-Eight One-Hundredths (91.88) Feet To An Iron Pin Set For A Corner; THENCE From Said Iron Pin And Continuing Along The Right-Of-Way Of Said Lockville Road, North 76 Degrees 34 Minutes West For A Distance Of Two Hundred Forty-Two And Thirty-Eight One-Hundredths (242.38) Feet To A Iron Pin Set For A Corner; THENCE From Said Iron Pin And Continuing Along The Right-Of-Way Of Said Lockville Road, North 74 Degrees 7 Minutes West For A Distance Of Seventy-Six And Thirty Seven One-Hundredths (76.37) Feet To An Iron Pin Set For A Corner; THENCE From Said Iron Pin And Through The Lands Of The Previous Grantor South 2 Degrees 30 Minutes East, For A Distance Of Three Hundred Seventy-One And Twenty two One -Hundredths (371.22) Feet To An Iron Pin Set For A Corner; THENCE From Said Iron Pin And Along The Lands Now Or Formerly Of Arthur J. Faux, North 87 degrees 30 Minutes East For A Distance Of Four Hundred Forty-Five And seventy- five One -Hundredths (445.75) Feet To Seventy-Five An Iron Pin, The Place of Beginning.

CONTAINING Three (3) Acres of Surface Area.

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

TITLE TO SAID PREMISES VESTED IN Margaret Ann Bart, Single Deeded By Dymond's Farm And Farm Markets, A Pennsylvania General Partnership, Timothy L. Dymond, Sr. and Fred N. Dymons, III, General Partners Dated: October 10, 2005 Recorded: November 14, 2005 Bk/Pg #: 3005/306733.

PROPERTY BEING KNOWN AS: 974 Lockville Road AKA RR 3 Box 2414
Dallas, PA 18612

Being PIN #: A9 BA L1F (f/k/a A9 BA L1C)

Improvements thereon consist of RESIDENTIAL

Seized and taken in execution as the property of: MARGARET ANN BART

PROPERTY ADDRESS: 974 LOCKVILLE RD A/K/A RR3 BOX 2414, DALLAS, PA 18612

UPI / TAX PARCEL NUMBER: A9 BA L1F (F/K/A A9 BA L1C)

Seized and taken into execution to be sold as the property of MARGARET BART AKA MARGARET ANN BART in suit of LEGACY MORTGAGE ASSET RTUST 2019-GS3.

Attorney for the Plaintiff:
KML LAW GROUP
PHILADELPHIA, PA 215-627-1322

BRIAN M. SZUMSKI, Sheriff
LUZERNE COUNTY, Pennsylvania