

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 7574/2020

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, OCTOBER 01, 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 CERTAIN LOT, PIECE OR PARCEL OF LAND SITUATE IN THE TOWNSHIP OF DENNISON, COUNTY OF LUZERNE AND COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A CORNER ON THE WEST SIDE OF THE LEHIGH VALLEY RAILROAD COMPANY'S LAND IN THE NORTHERN END OF THE TOWN PLOT;

THENCE (1) WITH A LINE OF SAID PLOT, NORTH EIGHTY-ONE AND ONE-HALF DEGREES WEST (N. 81 1/2 DEGREES W.), FIFTY (50) RODS AND THIRTY-FIVE (35) LINKS TO A STAKE FOR A CORNER OF THE SAME AND CORNER OF LAND NOW, OR FORMERLY OF JOHN LYNCH;

THENCE (2) WITH HIS LAND NORTH THREE AND ONE-HALF DEGREES EAST (N. 3 1/2 DEGREES E.) THIRTY-SEVEN (37) RODS TO A DEAD HEMLOCK TREE FOR A CORNER TO A LOT NOW OR FORMERLY OF PATRICK DOYLE;

THENCE (3) WITH SAID LAND, SOUTH EIGHTY-EIGHT DEGREES EAST (S. 88 DEGREES E.), FIFTY-THREE (53) RODS, ELEVEN (11) LINKS TO A CORNER IN THE WEST LINE OF SAID RAILROAD COMPANY'S LAND;

THENCE (4) DOWN THEIR LINE SOUTH SIX AND ONE-HALF DEGREES WEST (S. 6 1/2 DEGREES W.), TEN (10) CHAINS AND NINETY-FIVE (95) LINKS TO THE PLACE OF BEGINNING.

CONTAINING 13.21 ACRES OF LAND, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED BY JESSIE SPAIDE, ET VIR, TO LEO R. ACKERS AND LILLIAN C. ACKERS, HIS WIFE, BY DEED DATED JUNE 14, 1958 AND RECORDED IN LUZERNE COUNTY DEED BOOK 1390, PAGE 100.

THE SAID LEO R. ACKERS AND LILLIAN C. ACKERS DIVORCED PURSUANT TO A DECREE IN DIVORCE DATED JULY 24, 1975, FILED IN LUZERNE COUNTY TO NO. 2160 OF 1975.

UNDER AND SUBJECT TO ALL EXCEPTIONS, CONDITIONS, RESERVATIONS, RESTRICTIONS, COVENANTS AND EASEMENTS WHICH MAY APPEAR IN PRIOR DOCUMENTS IN THE CHAIN OF TITLE.

Title to said premises is vested in LEO R. ACKERS

Property being known as: 154 MIDDLEBURG ROAD WHITE HAVEN, PA 18661

Being Luzerne county tax parcel number and pin number: 13-O12S2-001-008-000

Improvements thereon consist of: RESIDENTIAL PROPERTY

PROPERTY ADDRESS: 154 MIDDLEBURG RD, WHITE HAVEN, PA 18661

UPI / TAX PARCEL NUMBER: 13-O12S2-001-008-000

Seized and taken into execution to be sold as the property of STEPHANIE MUSCHLITZ IN HER CAPACITY AS HEIR OF LEO R ACKERS AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER LEO R. ACKERS in suit of NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY.

Attorney for the Plaintiff:
ROBERTSON ANSCHUTZ SCHNEID CRANE & PARTNERS PLLC
MT LAUREL, NJ 855-225-6906

BRIAN M. SZUMSKI, Sheriff
LUZERNE COUNTY, Pennsylvania