

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 3394/2021

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 LOT OF LAND SITUATE IN LAKE TOWNSHIP, LUZERNE COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTER OF L.R. 40062 SAID POINT BEING THE FOLLOWING THREE COURSES AND DISTANCES FROM THE LINE OF LANDS OF DARRELL C. AND VERA X LOOMIS:

1. NORTH EIGHTY-SEVEN DEGREES, FIFTY-FIVE MINUTES FORTY SECONDS EAST, FIFTY-THREE AND FORTY-NINE ONE - HUNDREDTHS (N 87° 55' 40" E, 53.49) FEET;
2. SOUTH EIGHTY-SIX DEGREES, TWENTY-SEVEN MINUTES TWENTY SECONDS EAST, ONE HUNDRED NINETY-FOUR AND THIRTY-NINE ONE-HUNDREDTHS (S86° 27'20"E 194.39) FEET; AND
3. SOUTH EIGHTY-SIX DEGREES, THIRTY-SEVEN MINUTES TWENTY SECONDS EAST, ONE HUNDRED FIFTY-SEVEN AND FORTY-FIVE ONE-HUNDREDTHS (S86° 37'20"E 157.45) FEET.

THENCE THROUGH LANDS OF THE GRANTOR HEREIN, NORTH SEVEN DEGREES, FORTY MINUTES, FORTY-FIVE SECONDS EAST, FIVE HUNDRED THIRTY AND 66 ONE-HUNDREDTHS (N7° 40'45"E 530.66) FEET TO AN IRON PIN ON LINE OF LANDS OF CHARLES AND SARAH HEACOCK;

THENCE NORTH EIGHTY-ONE DEGREES, TWENTY MINUTES EAST, TWO HUNDRED FORTY AND SEVENTY-TWO ONE - HUNDREDTHS (N81° 20"E 240.72) FEET ALONG LINE OF LANDS OF SAID CHARLES AND SARAH HEACOCK TO A MARBLE POST CORNER;

THENCE ALONG THE LINE OF LANDS NOW OR FORMERLY OF MICHAEL VERNISKY, THE FOLLOWING FIVE COURSES:

1. SOUTH SEVENTY-EIGHT DEGREES, TWELVE MINUTES EAST, FORTY-TWO AND FORTY ONE HUNDREDTHS (S78° 12"E 42.40) FEET TO A CORNER;
2. SOUTH FORTY-NINE DEGREES, THIRTY-FOUR MINUTES THIRTY SECONDS EAST, SEVENTY AND NINETY-FOUR ONEHUNDREDTHS (S49° 34'30"E 70.94) FEET ALONG AN OLD STONE WALL AND WIRE FENCE TO A CORNER;
3. SOUTH FORTY-NINE DEGREES, NINE MINUTES TWENTY SECONDS EAST, TWO HUNDRED SEVENTY-TWO AND SEVENTYEIGHT ONE-HUNDREDTHS (S49° 9'20"E 272.78) FEET ALONG AN OLD STONE WALL AND WIRE FENCE TO A CORNER;
4. SOUTH FIFTY-THREE DEGREES, FORTY-FIVE MINUTES, FORTY SECONDS EAST, ONE HUNDRED NINE AND ELEVEN ONE - HUNDREDTHS (S53° 45'40"E 109.11) FEET ALONG AN OLD STONE WALL AND WIRE FENCE TO A CORNER; AND
5. SOUTH FIFTY-EIGHT DEGREES, THIRTY-THREE MINUTES THIRTY SECONDS EAST, (S58° 33'30") PARTLY ALONG AN OLD STONE WALL AND WIRE FENCE, AND PASSING JUST SOUTHWEST OF THE FACE OF A LEDGE, TWO HUNDRED FIVE AND TWELVE ONE-HUNDREDTHS (205.12) FEET TO A CORNER;

THENCE ALONG THE LINE OF LAND NOW OR FORMERLY OF HARRY SICKLER THE FOLLOWING TWO COURSES:

1. SOUTH THREE DEGREES, TWENTY-NINE MINUTES TWENTY SECONDS EAST, EIGHTY-TWO AND FIFTEEN ONE - HUNDREDTHS (S3° 29'20"E 82.15) FEET TO A CORNER; AND
2. SOUTH NINE DEGREES, SEVEN MINUTES WEST, EIGHTY-TWO AND FOUR ONE-HUNDREDTHS (S9° 7'W 82.04) FEET TO A CORNER;

THENCE ALONG THE CENTER OF L.R. 40062 THE FOLLOWING SEVEN COURSES:

1. NORTH EIGHTY DEGREES, ONE MINUTE WEST, ONE HUNDRED SIXTY-NINE AND TWENTY-THREE

ONE-HUNDREDTHS (N80° L'W 169.23) FEET TO A CORNER;

2. NORTH EIGHTY-ONE DEGREES, FORTY-EIGHT MINUTES WEST, ONE HUNDRED ELEVEN AND EIGHTY-FOUR ONEHUNDREDTHS (N81° 48'W 111.84) FEET TO A CORNER;

3. NORTH EIGHTY-EIGHT DEGREES, FIFTY-FIVE MINUTES WEST, FORTY-EIGHT AND FORTY-SIX ONE-HUNDREDTHS (N88° 55'W 48.46) FEET TO A CORNER;

4. SOUTH EIGHTY DEGREES, NINE MINUTES WEST, SIXTY-TWO AND SIXTY ONE-HUNDREDTHS (S80° 9'W 62.60) FEET TO A CORNER;

5. SOUTH SEVENTY DEGREES, TWENTY-THREE MINUTES, TWENTY SECONDS WEST, SEVENTY AND SEVEN ONEHUNDREDTHS (S 70°23'20" W 70.07) FEET TO A CORNER;

6. SOUTH SIXTY-THREE DEGREES, EIGHT MINUTES THIRTY SECONDS WEST ONE HUNDRED THREE AND THREE ONEHUNDREDTHS (S63° 81'30"W 103.03) FEET TO A CORNER; AND

7. NORTH EIGHTY-ONE DEGREES, TWENTY-EIGHT MINUTES FORTY SECONDS WEST, THREE HUNDRED SEVENTEEN AND FORTY-EIGHT ONE-HUNDREDTHS (N81° 28'40"W 317.48) FEET TO THE PLACE OF BEGINNING.

CONTAINING 7.97 ACRES OF LAND MORE OR LESS.

Title to said premises is vested in Helen E. Martin by deed from MAURICE J. AZAIN, JR and KATHLEEN G. AZAIN, husband and wife, dated April 17, 1981 and recorded May 4, 1981 in Deed Book 2045, Page 429 Instrument Number 147. The said Helen E. Martin died on March 2, 2020. On July 14, 2020, Letters of Administration were granted to Gail Kocher, nominating and appointing her as the Administratrix of the Estate of Helen E. Martin.

Property being known as: 727 Queen of Peace Road, Harveys Lake, Pennsylvania 18618

PROPERTY ADDRESS: 727 QUEEN OF PEACE RD, HARVEY'S LAKE, PA 18618

UPI / TAX PARCEL NUMBER: 37-C6-00A-009-000

Seized and taken into execution to be sold as the property of GAIL KOCHER, ADMINISTRATRIX OF THE ESTATE OF HELEN MARTIN in suit of AMERICAN ADVISORS GROUP.

Attorney for the Plaintiff:
MCCABE WEISBERG & CONWAY, LLC
PHILADELPHIA, PA 215-790-1010

BRIAN M. SZUMSKI, Sheriff
LUZERNE COUNTY, Pennsylvania