

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 11521/2018

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, JUNE 03, 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.

By virtue of writ of execution issued by plaintiff: Citizens Bank, N.A. f/k/a RBS Citizens, N.A.

To case number 201811521

ALL THAT CERTAIN lot or piece of ground situate in Exeter Borough, County of Luzerne, Commonwealth of Pennsylvania bounded and described as follows, to wit:

FIRST PARCEL:

BEGINNING at a point on the easterly side of Wyoming Avenue in line of lands of the late Antonio Mauriello about 25.22 feet North 65° 49' East from the dividing line between Lots Nos. 2 and 3 on plot of lots now or formerly of the Lehigh Valley Coal Co.;

THENCE in the same direction about 25.22 feet to a corner in line of lands of or the former Andrew Zaleppa, being the dividing line between Lots Nos. 3 and 4;

THENCE along lands of said Zaleppa on said dividing line, South 31° 42' East, about 77 feet to a corner;

THENCE at right angles parallel with Wyoming Avenue, South 52° 16' West 25 feet to a corner in line of lands of said Antonio Mauriello;

THENCE along the same North 31° 42' West, about 72 feet to a point on the easterly side of Wyoming Avenue aforesaid, the place of beginning.

BEING the westerly half portion or front of the northeasterly half of Lot No. 3 on plot of lots now or formerly of the Lehigh Valley Coal Co. Exeter Borough, Luzerne County, PA,

SECOND PARCEL:

BEGINNING at a corner on the dividing line between Lots Nos. 3 and 4 on plot of lots hereinafter referred to 77 feet in the direction of South 31° 42' East from the easterly side of Wyoming Avenue said corner being also in line of lands of or the former Andrew Zaleppa and wife and Gerald R. Carrozza;

THENCE South 31° 42' East 77.71 feet to a 16 foot alley (Mundy's Court);

THENCE along the westerly side of said alley, South 52° 18' West, about 25 feet to a corner in line of lands now or late of Antonio Mauriello;

THENCE North 31° 42' West 79 feet to a corner;

THENCE at right angles parallel with said alley, North 65° 49' East 25 feet to a corner, the place of beginning.

BEING the easterly portion of half of the northeasterly on of Lot No 3 on plot of lots now or formerly of Lehigh Valley Coal Co. Exeter Borough, Luzerne County, PA.

Title to said premises is vested in Thomas J. Kohut by deed from ROSS A. CARROZZA, ESQUIRE and LISA CARROZZA, husband and wife, dated August 2, 2011 and recorded August 8, 2011 in Deed Book 3011, Page 150752 Instrument Number 5978734.

Property being known as: 1019 Wyoming Avenue, Exeter, Pennsylvania 18643

Improvements thereon consist of: Residential Dwelling

Seized and taken in execution as the property of: Thomas J. Kohut

PROPERTY ADDRESS: 1019 WYOMING AVENUE, EXETER, PA 18643

UPI / TAX PARCEL NUMBER: 16-E11NW3-009-003-000

Seized and taken into execution to be sold as the property of THOMAS J. KOHUT in suit of CITIZENS BANK, N.A.
F/K/A RBS CITIZENS, N.A..

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

BRIAN M. SZUMSKI, Sheriff
LUZERNE COUNTY, Pennsylvania