

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 3758/2021

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 03, 2023
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.

Land situated in the City of Nanticoke in the County of Luzerne in the State of PA

All The Surface Or Right Of Soil, Of And In All That Certain Lot, Piece, Or Parcel Or Land Situate In The City Of Nanticoke, County Of Luzerne And Commonwealth Of Pennsylvania, Bounded And Described As Follows, To Wit:

Beginning At The Southwest Corner Of Lot No. 830 On The Northerly Side Of Union Street In Said City, One Hundred (100.00') Feet Westerly From The Northwest Corner Of The Intersection Of Union And Line Streets On The Plot Of Lots Hereinafter Mentioned;

Thence Along The Northerly Side Of Said Union Street, South Seventy-One Degrees Twelve Minutes West, Fifty (50.00') Feet To A Corner Of Lot No. 828;

Thence Along The Easterly Line Of Said Lot No. 828, North Eighteen Degrees Forty-Eight Minutes West, One Hundred Sixty (160.00') Feet To A Corner On A Fifteen (15.00') Foot Alley;

Thence Along The Southerly Side Of Said Alley, North Seventy-One Degrees Twelve Minutes East, Fifty (50.00') Feet To A Corner Of Lot No. 830;

Thence Along The Westerly Line Of Said Lot No. 830, South Eighteen Degrees Forty-Eight Minutes East, One Hundred Sixty (160.00') Feet To The Place Of Beginning.

Containing 8,000 Square Feet Of Land, More Or Less.

Being Lot No. 829 On The Plot Of Lots Laid Out By The Susquehanna Coal Company And Recorded In Luzerne County Deed Book No. 265, At Page 1.

TITLE TO SAID PREMISES VESTED IN Thomas Rumsby, Now Deceased deeded by Joseph D. Yokavonis, Trustee Under Trust Agreement Dated August 15, 1996, Dated: September 16, 2004 Recorded: September 22, 2004 Bk/Pg #: 3004/236914.

PROPERTY BEING KNOWN AS: 318 West Union Street, Nanticoke, PA 18634

Being PIN #: J7SW3 B2 L6

Improvements thereon consist of RESIDENTIAL

PROPERTY ADDRESS: 318 WEST UNION ST, NANTICOKE, PA 18634

UPI / TAX PARCEL NUMBER: J7SW3 B2 L6

Seized and taken into execution to be sold as the property of JOANN RUMSBY in suit of CSMC 20019-RPL7 TRUST.

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

BRIAN M. SZUMSKI, Sheriff
LUZERNE COUNTY, Pennsylvania