

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 3586/2018

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:

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 Plaintiff ESSA Bank & Trust to case number 3586-CV-2018.

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the City of Wilkes-Barre, County of Luzerne, Commonwealth of Pennsylvania, to wit:

PARCEL NO. 1:

BEGINNING at a corner on the Northerly side of Elizabeth Street, also known as New Elizabeth Street, said beginning point being at the intersection of Lots Nos. 82 and 83 upon plot of lots hereinafter mentioned;

THENCE along said Elizabeth Street, South 46 degrees 31 minutes East, seventy-five (75) feet to a corner in the front line of Lot No. 85;

THENCE North 43 degrees 29 minutes East, through the center of Lot No. 85, one hundred (100) feet to a corner in line of Lot No. 44;

THENCE North 46 degrees 31 minutes West, seventy-five (75) feet along the line of Lots Nos. 44, 45 and 46 to a corner, said corner being the intersection of Lots Nos. 46, 47, 82 and 83;

THENCE 43 degrees 29 minutes West, one hundred (100) feet along the line of Lot No. 82 to a corner of Elizabeth Street, the place of beginning.

BEING Lots Nos. 83, 84 and the Westerly one-half of Lot No. 85 on plot of lots of August W. Grebe, recorded in Luzerne County Map Book No. 2 at Page 126.

PARCEL NO. 2:

BEGINNING at a point on the Northeasterly side of Elizabeth Street, also known as New Elizabeth Street, said point being a corner common to Lots 82 and 83;

THENCE North 46 degrees 31 minutes West, thirty (30) feet along the Northeasterly side of Elizabeth Street to a corner;

THENCE North 43 degrees 29 minutes East, one hundred (100) feet along a line common to Lots 81 and 82 to a corner;

THENCE South 46 degrees 31 minutes East, thirty (30) feet to a corner common to Lots 82 and 83;

THENCE South 43 degrees 29 minutes West, one hundred (100) feet along a line common to Lots 82 and 83 to the point of beginning.

PREMISES improved with a two detached cape-cod frame aluminum dwelling more commonly known as 207 New Elizabeth Street, Wilkes-Barre, Pennsylvania.

TOGETHER with all buildings and improvements thereon.

BEING the same premises conveyed unto S Franklin, LLC by Deed from Coleen Burns-Genetti dated February 4, 2019, and recorded on February 7, 2019 in Deed Book Volume 3019 at Page 25429, in the Luzerne County Recorder of Deeds Office.

ALSO BEING the same premises conveyed unto Coleen Burns-Genetti by Deed from The Bank of New York, dated November 20, 2003, and recorded January 14, 2004, in Deed Book Volume 3004 at Page 9067, in the Luzerne County Recorder of Deeds Office.

TITLE TO SAID PREMISES VESTED IN S Franklin, LLC by Deed from Coleen Burns-Genetti dated February 4, 2019 and recorded on February 7, 2019 in Deed Book Volume 3019 at Page 25429, in the Luzerne County Recorder of Deeds Office.

Property being known as: 207 New Elizabeth Street, Wilkes-Barre, Pennsylvania

Being Luzerne County tax parcel numbers:

73-H9SE4-019-001-000

73-H9SW3-011-008-000

Improvements thereon consist of a Residential Dwelling known as:
207 New Elizabeth Street, Wilkes-Barre, Pennsylvania

SEIZED AND TAKEN into execution as the property of S Franklin, LLC.

PROPERTY ADDRESS: 207 NEW ELIZABETH ST, WILKES-BARRE, PA 18702

UPI / TAX PARCEL NUMBER: 73-H9SE4-019-001-000 & 73-H9SW3-011-008-000

Seized and taken into execution to be sold as the property of COLEEN BURNS-GENETTI AND S FRANKLIN LLC in suit of ESSA BANK & TRUST.

Attorney for the Plaintiff:
NEWMAN WILLIAMS MISHKIN CORVELEYN WOLFE & FARERI
STROUDSBURG, PA 570-421-9090

BRIAN M. SZUMSKI, Sheriff
LUZERNE COUNTY, Pennsylvania