

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 4826/2020

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:

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: Deutsche Bank National Trust Company, as Trustee for Ameriquest Mortgage Securities Inc., Asset-Backed Pass-Through Certificates, Series 2006-R2

To: No. 2020-04826

ALL THAT CERTAIN lot or parcel of land, situate in the Township of Pittston, County of Luzerne and Commonwealth of Pennsylvania, and being more particularly described as follows:

FIRST PARCEL BEGINNING at the Southeasterly corner of land conveyed by the Hillside Coal and Iron Co. to Albert W. Carter and recorded in Luzerne County in Deed Book No. 406 at Page 129 etc.:

THENCE North sixty-four (64) degrees East along said Albert W. Carter's land one hundred and ninety-eight and sixty-three hundredths (198.63) feet to the easterly corner of said Carter's land;

THENCE North twenty-six (26) degrees West one hundred (100) feet to a point;

THENCE South sixty-four (64) degrees West about two hundred and twenty (220) feet to the Southwest line of said Albert W. Carter's land;

THENCE South thirty-eight (38) degrees twenty-six (26) East along said Southwesterly line of said Carter's lot one hundred and three feet (103) more or less to the place of beginning.

SECOND PARCEL BEGINNING at a point in line of lands of Gomer W. Morgan, said point being a common corner of the properties of Pittston Township School District and Thomas J. Llewilyn, and being distant one hundred twenty-three (123) feet in a course of North twenty-six (26) degrees West from a common corner of Gomer W. Morgan and the Pittston Township School District;

THENCE from said beginning point and along lands of said Llewilyn North twenty-six degrees West one hundred (100) feet to a point, another corner of property of said Llewilyn;

THENCE along other lands of Gomer W. Morgan North sixty-four degrees East fifty-eight and eight-tenths (58.8) feet to the corner of the State Highway;

THENCE along the center line of said State Highway South twenty-one degrees thirty-nine minutes West one hundred and forty-four one-hundredths (100.44) feet to a point;

THENCE along other lands of Gomer W. Morgan South sixty-four degrees West forty-nine and four-tenths (49.4) feet to the place of beginning.

TITLE TO THE SAID PREMISES IS VESTED IN Robert Breymeir, III a/k/a Robert Breymeier, in his capacity as

Administrator and Heir of the Estate of Robert Breymeier a/k/a Robert Breymeier, Jr., Deceased; Allan Breymeier in his capacity as Heir of the Estate of Robert Breymeier a/k/a Robert Breymeier, Jr., deceased; and Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest from or Under Robert Breymeier a/k/a Robert Breymeier, Jr., deceased, by virtue of the following:

BEING THE SAME PREMISES AS Robert Breymeier, by Deed dated May 22, 2003, and recorded on June 3, 2003, by the Luzerne County Recorder of Deeds in Book 3003, at Page 152894, granted and conveyed unto Robert Breymeier and Antonia Breymeier, as Tenants by the Entireties.

AND THE SAID Antonia Breymeier departed this life on May 14, 2015, whereby title to the aforementioned premises vested with Robert Breymeier, an Individual, by Right of Survivorship.

AND THE SAID Robert Breymeier departed this life on April 28, 2019, leaving a Last Will and Testament wherein he appointed Robert Breymeir, III a/k/a Robert Breymeier, as the Administrator of his Estate.

AND ON May 7, 2019, Robert Breymeir, III a/k/a Robert Breymeier was appointed as Administrator of the Estate of Robert Breymeier a/k/a Robert Breymeier, Jr., Deceased, by the Luzerne County Register of Wills under Case No. 4019-0924.

WHEREUPON title to the aforementioned premises vested with Robert Breymeir, III a/k/a Robert Breymeier, in his capacity as Administrator and Heir of the Estate of Robert Breymeier a/k/a Robert Breymeier, Jr., Deceased; Allan Breymeier in his capacity as Heir of the Estate of Robert Breymeier a/k/a Robert Breymeier, Jr., deceased; and Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest from or Under Robert Breymeier a/k/a Robert Breymeier, Jr., deceased, by Operation of Law.

PROPERTY BEING KNOWN AS 134 Glendale Road, Pittston Township, PA 18640.

Being Luzerne County Tax Plate No. 51-382-15 and PIN: 51-D13S1-002-010-000.

IMPROVEMENTS thereon consist of: Residential Real Estate

Seized and taken in execution as the property of: Robert Breymeir, III a/k/a Robert Breymeier, in his capacity as Administrator and Heir of the Estate of Robert Breymeier a/k/a Robert Breymeier, Jr., Deceased; Allan Breymeier in his capacity as Heir of the Estate of Robert Breymeier a/k/a Robert Breymeier, Jr., deceased; and Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest from or Under Robert Breymeier a/k/a Robert Breymeier, Jr., deceased.

PROPERTY ADDRESS: 134 GLENDALE RD, PITTSTON TWP, PA 18640

UPI / TAX PARCEL NUMBER: 51-D13S1-002-010-000

Seized and taken into execution to be sold as the property of ROBERT BREYMEIR, III A/K/A ROBERT BREYMEIER, IN HIS CAPACITY AS ADMINISTRATOR AND HEIR OF THE ESTATE OF ROBERT BREYMEIER A/K/A ROBERT BREYMEIER, JR., DECEASED, ALLAN BREYMEIER IN HIS CAPACITY AS HEIR OF THE ESTATE OF ROBERT BREYMEIER A/K/A ROBERT BREYMEIER JR., DECEASED AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ROBERT BREYMEIER A/K/A ROBERT BREYMEIER, JR., DECEASED, DECEASED in suit of DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR AMERIQUEST MORTGAGE SECURITIES INC., ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-R2.