

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 5792/2021

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 those certain parcels or lots of land situate in the Township of Plains, County of Luzerne and Commonwealth of Pennsylvania bounded and described as follows, to wit:

The First Thereof:

Beginning at a point on the Southeasterly line of Mercur Street at the Westerly corner of Lot No. 125 on the plot of lots hereinafter referred to;

Thence along said Lot No. 125 South 45 degrees 40 minutes East 104.45 feet to the right of way of the Lackawanna and Wyoming Valley Railroad;

Thence along said right of way southwesterly 100 feet to the easterly corner of Lot No. 120;

Thence along said Lot No. 120, North 45 degrees 40 minutes West 101.25 feet to Mercur Street aforesaid;

Thence along said Mercur Street, North 44 degrees 20 minutes East 100 feet to the place of Beginning.

Being all of Lots numbered 121, 122, 123, and 124 on J.W. Hollenback's Midvale Allotment, recorded in Map Book 2, Page 19.

The Second Thereof:

Beginning at a point in Lackawanna and Wyoming Valley Railway Company southerly right of way line distant eighty two (82) feet southwesterly as measured along original center line of Lackawanna and Wyoming Valley Railway Company from the centerline of the relocated Moffet Street Bridge;

Thence Southwesterly on a curve to the left having a radius of five thousand six hundred eighty nine and sixty five hundredths (5,689.65) feet along said Lackawanna and Wyoming Valley Railway Company southerly right of way line an arc distance of one hundred (100) feet;

Thence North 45 degrees 40 minutes West thirty (30) feet more or less to a point distant ten (10) feet southeasterly by radial measurement from said original center line of Railway Company;

Thence northeasterly on a curve to the right concentric with said original center line of Railway Company and having a radius of five thousand seven hundred nineteen and sixty five hundredths (5,719.65) feet an arc distance of one hundred (100) feet, more or less, to a point distant eighty two (82) feet southwesterly as measured along said original center line of Railway Company from said center line of Railway Company from said centerline of relocated Moffett Street Bridge;

Thence South 45 degrees 40 minutes East thirty (30) feet to the point or place of Beginning.

The Third Thereof:

Beginning at a point on the Southeasterly right of way line of Mercer Street, said point being the common corner of Lots No. 121 and 122 of the John Welles Hollenback Plot of Midvale as recorded in Map Book No. 2, Page 19 in the Office of the Recorder of Deeds in Luzerne County, Pennsylvania;

Thence along the said Mercer Street, No. 44 degrees 40 minutes E., twenty five (25) feet to a point on the Southerly

line of Lot No. 123;

Thence along said line, S 45 degrees 40 minutes E, one hundred two and fifty five one hundredths (102.55) feet to a point on the Northwesterly line of Lackawanna and Wyoming Valley Railway right of way;

Thence along said line, S 46 degrees 15 minutes 05 inches W. twenty five and one one-hundredths (25.01) feet to a point on the Northerly line of Lot No. 121;

Thence along said line, N 45 degrees 40 degrees W, one hundred one and seventy two one hundredths {101.72) feet to the point of beginning.

Containing 2,553.4 square feet of land, more or less and being all of Lot No. 122 of said Midvale Plot.

The Fourth Thereof:

All that certain piece, parcel or plot of land situate in the Township of Plains, County of Luzerne and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

Beginning at a point along the southerly line of lands of Plains Township, formerly the Consolidated Rail Corporation, said point of beginning also being common to the lands now or formerly of Robert Wincek;

Thence from said point of beginning and along the lands now or formerly of Robert Wincek, North 42 degrees 13 minutes 45 seconds West, fifty (50) feet to a point;

Thence along a curve to the left having a radius 5719.7 feet and an arc length of one hundred (100) feet to a point;

Thence North 42 degrees 14 minutes 33 seconds West, thirty (30) feet to a point;

Thence along a curve to the left having a radius of 5889.7 feet and an arc length of nine and thirty seven one-hundredths (9.37) feet to a point;

Thence South 42 degree 50 minutes 23 seconds East eighty (80) feet to a point along the aforementioned southerly line of lands of now or formerly of Plains Township;

Thence along a curve to the right having a radius of 5769.7 feet and an arc length of one hundred ten and twenty one one-hundred (110.21) feet to the place of beginning.

Containing 5783.9 square feet or 0.133 acres of land, more or less.

Also:

All that certain lot, piece or parcel of land situate in Plains Township, County of Luzerne and Commonwealth of Pennsylvania, being more particularly described as follows to wit:

Beginning at a point along the southerly line of land now or formerly of Plains Township, said point of beginning also being a common corner to land now or formerly of Conrad Sarnecki;

Thence from said point of beginning, North 42 degrees 50 minutes, 23 seconds West (80.00') to a point;

Thence along a curve to the left having a radius of 5689.7 feet and an arc length of 65.00 feet to a point along the lands now or formerly of Joseph Barecin;

Thence South 43 degrees, 55 minutes, 42 seconds East, (80.00') to a point along the aforementioned southerly line of lands now or formerly of Plains Township;

Thence along a curve to the right having a radius of 5769.7 feet and an arc length of 66.52 feet to the place of beginning.

Containing 5260.8 square feet or 0.121 acres of land more or less.

Excepting and reserving all coal and other minerals the same as are excepted and reserved in the chain of title to the land described above.

Being the same property conveyed to Donald T. Wychock who acquired title by virtue of a deed from Susan Sarnecki Medura and Thomas Medura, her husband, adult individuals, dated February 2, 2010, recorded February 9, 2010, at Instrument Number 5904122, and recorded in Book 3010, Page 22346, Office of the Recorder of Deeds, Luzerne County, Pennsylvania.

Premises improved with a single family dwelling more commonly known as 39 Mercer Street, Plains Township, PA 18705

Under and Subject to and together with the same reservations, conditions, restrictions, covenants, exceptions and easements as appear in prior chain of title.

Together with all buildings and improvements thereon.

PROPERTY ADDRESS: 39 MERCER ST, PLAINS TWP, PA 18705

UPI / TAX PARCEL NUMBER: 50-G10SW2-013-007-000

Seized and taken into execution to be sold as the property of DONALD T. WYCHOCK in suit of FIFTH THIRD BANK, NATIONAL ASSOCIATION.

Attorney for the Plaintiff:
MANLEY DEAS KOCHALSKI LLC
COLUMBUS, OH 614-220-5611

BRIAN M. SZUMSKI, Sheriff
LUZERNE COUNTY, Pennsylvania