

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 7112/2021

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:

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, FIRST NATIONAL BANK OF PENNSYLVANIA, successor in interest to Guaranty Bank, Incorporated as SunBank at Docket No. 2021-07112 captioned FIRST NATIONAL BANK OF PENNSYLVANIA, successor in interest to Guaranty Bank, Incorporated as SunBank vs. Defendant, LILLIAN SACCO, as Executrix of the Estate of JEANNE DEWEES a/k/a REGINA JEANNE DEWEES, DECEASED.

ALL THAT CERTAIN piece or parcel of land situate in the Township of Dallas, County of Luzerne, and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the Public Road leading from Dallas to Irem Temple Country Club, said point being distant north fifty five (55) degrees thirty (30) minutes east, twelve and five tenths (12.5) feet; thence south thirty four (34) degrees east, twenty (20) feet from the northeast corner of the Shrineview Allotment; thence from said beginning point by a monumented line along other land now or formerly of Irem Temple Ancient Arabic Order Nobles of the Mystic Shrine of Wilkes-Barre, north fifty five (55) degrees thirty (30) minutes East, four hundred forty seven and seventy seven one-hundredths (447.77) feet to a stone monument; thence along other land now or formerly of Irem Temple Ancient Arabic Order Nobles of the Mystic Shrine of Wilkes-Barre, south thirty four (34) degrees thirty (30) minutes east, three hundred ten (310) feet to a stone monument; thence by a monumented line along other lands now or formerly of Irem Temple Ancient Arabic Order Nobles of the Mystic Shrine of Wilkes-Barre, south fifty five (55) degrees thirty (30) minutes West, four hundred fifty and sixty five one hundredths (450.65) feet to a point in the aforesaid Public Road, said point being distant seventy five (75) feet southeast from the projected center line of Shrineview Road; thence along said Public Road, south thirty four (34) degrees west, three hundred ten (310) feet to the place of beginning, as shown on a map attached to that certain deed recorded in Luzerne County Deed Book 848 at page 55.

CONTAINING one hundred thirty-nine thousand two hundred and fifty-five square feet (139,255) of land and improved with a frame dwelling.

SUBJECT to the same exceptions, reservations and conditions as appear in prior deeds in chain of title, and in particular those EXCEPTIONS AND RESERVATIONS which appear in that certain Deed recorded in Luzerne County Deed Book 848 at Page 55.

BEING the same premises conveyed to Jeanne DeWees, widow, by Deed of Jeanne DeWees, widow, Helen Ann DeWees, single, Frederick P. DeWees, single, and Helen Ann DeWees and Frederick P. DeWees, as Administrators D.B.N.C.T.A. of the Estate of Helen DeWees, a/k/a Helen R. DeWees, deceased, and as Substitute Trustees appointed by Order of Court under the Will of Helen DeWees, a/k/a Helen R. DeWees, dated June 25, 1982, and recorded June 28, 1982 in the Recorder of Deeds of Luzerne County Deed Book 2075, page 938.

Property being commonly known as: 556 Irem Road, Dallas, PA 18612 f/k/a RR5 Shrineview Drive, Dallas, PA 18612

Being Luzerne County Tax Parcel number and pin number: D8-A-36.

Improvements Thereon: Dwelling.

Seized and taken in execution as the property of LILLIAN SACCO, as Executrix of the Estate of JEANNE DEWEES a/k/a REGINA JEANNE DEWEES, DECEASED.

PROPERTY ADDRESS: 556 IREM RD, F/K/A RR 5 SHIREVIEW DR, DALLAS, PA 18612

UPI / TAX PARCEL NUMBER: D8-A-36

Seized and taken into execution to be sold as the property of LILLIAN SACCO, AS EXECUTRIX OF THE ESTATE OF JEANNE DEWEES A/K/A REGINA JEANNE DEWEES, DECEASED in suit of FIRST NATIONAL BANK OF PENNSYLVANIA, SUCCESSOR IN INTEREST TO GUARANTY BANK, INCORPORATED AS SUNBANK.

Attorney for the Plaintiff:
DAVID W RAPHAEL, ESQ
PITTSBURGH, PA 412-465-9718

BRIAN M. SZUMSKI, Sheriff
LUZERNE COUNTY, Pennsylvania