

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 7561/2021

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: Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as Owner Trustee of the Aspen Growth IV Trust, a Delaware statutory trust

To: No. 2021-07561

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

BEGINNING at a point in the center of the State Highway leading from Shickshinny to Berwick and then running in a southwesterly direction across the said highway and then continuing still in a southwesterly direction, eleven feet two inches (11' 2") to a stake corner;

THENCE South 72 degrees 30 minutes West, 33.24 feet to an oak stump;

THENCE South 72 degrees 30 minutes West, 90 feet to a concrete block;

THENCE South 72 degrees 49 minutes West, 59.74 feet to the corner in a concrete block;

THENCE South 36 degrees 15 minutes East, 146.41 feet to a stake corner;

THENCE North 71 degrees 7 minutes East, 94.75 feet to a stake;

THENCE North 66 degrees 5 minutes East, 55.99 feet to a stake corner;

THENCE in a northeasterly direction eleven feet two inches (11' 2") to aforesaid State Highway;

THENCE in a northeasterly direction to the center line thereof;

THENCE along the center line of State Highway in a northerly direction to the place of Beginning.

ALSO, all of the right-of-way described as follows: The Grantees, their heirs, executors, administrators and assigns, shall have all of the rights of the Grantor to the privilege of a right-of-way leading from the northerly boundary line of the above described property which way is now open on the ground, to another road on another property now or formerly of the Doletski Estate with the like right-of-way over this second road and across the property now or formerly of the Doletski Estate to the State Highway leading from Berwick to Shickshinny. All this in accordance with Deed from Mary Loletcki, widow, and others to Anthony Doletcki and Frances Doletcki as recorded in Luzerne County Deed Book Volume 689, Page 82.

ALSO, all of the water rights and the right to keep and maintain upon premises now or formerly owned by Stanley Rupinsky and others of the septic tank in 1178 installment location. The Grantee is to assume the obligations in connection with the water rights as per the water rights as set forth in deed of Anthony Doletcki or Doletski and Frances Doletcki or Doletski to Helen Rupinsky and Stanley Rupinski dated the seventh (7th) day of March, 1952, and recorded in Luzerne County Deed Book Volume 1150, Page 450. Also all of said right-of-way and water rights as stated and set forth in deed from Anthony Doletski and Frances Doletski to Frances Doletski dated March 11, 1952, and recorded in Luzerne County Deed Book Volume 1155, at Page 551 on May 14, 1952, a reference to which more fully and at large will appear.

HAVING ERECTED THEREON a Residential Dwelling.

TITLE TO THE SAID PREMISES IS VESTED IN Paul N. Spencer and Stacey A. Spencer, by Deed from Paul N. Spencer and Stacey A. Spencer dated October 22, 2009, and recorded on October 23, 2009, by the Luzerne County Recorder of Deeds in Record Book 3009, at Page 212478, as Instrument No. 5891634.

PROPERTY BEING KNOWN AS 309 Salem Boulevard, Berwick, PA 18603.

Being Luzerne County Tax Plate No. 55-M4-00A-16A-000 and PIN: 55-155-8.
IMPROVEMENTS thereon consist of: Residential Real Estate

Seized and taken in execution as the property of: Paul N. Spencer and Stacey A. Spencer

PROPERTY ADDRESS: 309 SALEM BLVD, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 55-M4-00A-16A-000

Seized and taken into execution to be sold as the property of PAUL N. SPENCER AND STACIE SPENCER in suit of
WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE
OF THE ASPEN GROWTH IV TRUST, A DELAWARE STATUTORY TRUST.

Attorney for the Plaintiff:
STERN & EISENBERG, PC
WARRINGTON, PA 215-572-8111

BRIAN M. SZUMSKI, Sheriff
LUZERNE COUNTY, Pennsylvania