

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 9768/2021

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, JUNE 03, 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.

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ALL the surface of all that certain piece or parcel of land situate in the Township of Jenkins, County of Luzerne and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the division line between Lot No. 26 and Lot No. 27 in the second division of certified Pittston Township, marking the southeasterly or rear corner of a parcel of land conveyed by Anthony Boccalini and wife to Florence Mancini and husband the grantees herein, by deed dated December 6, 1956, and recorded in the Office for the Recording of Deeds in Luzerne County in Deed Book No. 1336 at Page 195;

THENCE South 52 degrees 57 minutes East along said division line, a distance of one hundred twenty-nine and sixty-nine one-hundredths (129.69) feet to the northerly corner of a parcel of surface conveyed by the grantors herein to Northeastern Pennsylvania Educational Television Association by deed dated December 30, 1971, and recorded in the aforesaid Recorder's Office in Deed Book No. 1738 at Page 469;

THENCE South 73 degrees 21 minutes West along the northwesterly line of said last mentioned parcel of land, a distance of two hundred twenty-five (225) feet, more or less, to a corner;

THENCE North 5 degrees 56 minutes East along line of other lands of the grantors herein, a distance of two hundred six (206) feet, more or less, to a corner in the aforesaid division line between Lot No. 26 and Lot No. 27, said corner also being the southwesterly corner of the aforesaid parcel of land conveyed to the grantees herein;

THENCE South 52 degrees 57 minutes East along said division line, a distance of one hundred twenty and three-tenths (120.3) feet to the place of beginning.

CONTAINING an area of twenty-two thousand forty-five (22,045) square feet, more or less, comprising part of Lot No. 26 in the aforesaid second division of Certified Pittston Township.

TAX PARCEL No. / PIN: 33F12S9 00207A000

Being Known As 21 Old Boston Rd, Pittston, PA 18640

Title to said premises is vested in Joseph C Mancini, by the Deed from Joseph C Mancini and Maria Mancini dated 11/07/2008 and recorded 11/18/2008 in Record Book 3008, Page 251116, Instrument No. 5847635.

TAX PARCEL No. / PIN: 33F12S9 00207B000

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

BEGINNING at a rebar set along the Southerly line of Old Boston Road, said Rebar also being the common Northerly common corner of lands between now or formerly Leo Mancini and Florence Mancini and lands now or formerly of

Joseph Lemongelli;

THENCE along said Lemongelli lands the following two (2) courses:

- 1) South 09° 43' 26" East, one hundred twenty-eight and thirty-eight hundredths (128.38) feet to a rebar set;
- 2) North 73° 43' 34" East, one hundred one and seventy-five hundredths ( 101.75) feet to a rebar set, being the point and place of beginning;

THENCE through the lands now or formerly of Mancini, South 07° 16 ' 26" East, one hundred sixty-three and eight hundredths (163.80) feet to a rebar set along lands now or formerly of the Northeastern Pennsylvania Educational television Association;

THENCE along the NEPA Educational TV Association Lands, North 63° 18' 33" East, twenty-one and twenty-one hundredths (21.21) feet to a rebar set along lands now or formerly of Florence and Leo Mancini;

THENCE along said Mancini lands, North 07° 16' 26" west, one hundred fifty-nine and ninety-one hundredths ( 159.91) feet to rebar set being the common corner between lands now or late of Mancini and now or late of Lemongelli;

THENCE along said Lemongelli lands, North 73° 43' 34" East, twenty and twenty-five hundredths (20.25) feet to the point and place of Beginning.

THE above described parcel contains 3,237 square feet or .07 acres of land, more or less and is all of Parcel No. 2 as shown on map entitled "Final Subdivision Plan Lands of Gene Popple Estate' as Prepared by Nicholas A. Piccini, P.L. S. dated 3/97 and Recorded in the Luzerne County Recorder of Deeds office in Map Book 102 at page 65.

TAX PARCEL No. / PIN:33F12S9 00207B000

Title to said premises is vested in Jenkins Township, by the Deed from Tax Claim Bureau of the County of Luzerne, Pennsylvania dated 09/26/2019 and recorded 2/13/2020 in Record Book 3020, Page 31439, Instrument No. 202008931.

Property being known as 21 Old Boston Rd, Jenkins Township, Pennsylvania 18640

Improvements thereon consist of: Residential property.

PROPERTY ADDRESS: 21 OLD BOSTON RD, PITTSTON, PA 18640

UPI / TAX PARCEL NUMBER: 33F12S9 00207A000/33F12S9 00207B000

**Seized and taken into execution to be sold as the property of JOSEPH C MANCINI AND JENKINS TOWNSHIP in suit of BANK OF AMERICA, N.A. SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING, LP.**