

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 4867/2020

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:

FRIDAY, APRIL 01, 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 that certain lot or piece of ground situate in Wilkes-Barre City, County of Luzerne, Commonwealth of Pennsylvania.

BEGINNING at a corner dividing lands, now or formerly of Leo Schuster and lands of the Grantors herein in the southeasterly line of North Scott Street, said corner being south 46 degrees 27 minutes west five hundred nine and thirty one-hundredths (509.30) feet from the intersection of the southeasterly line of North Scott Street and the southwesterly line of East Thomas Street;

THENCE along said dividing line south 61 degrees 23 minutes East two hundred eighty four and sixteen one-hundredths (284.16) feet to a corner,

THENCE continuing along lands now or formerly of Leo Schuster, south 29 degrees 24 minutes west thirty-eight and four one-hundredths (38.04) feet to a corner;

THENCE through lands of the Grantors herein by the following three (3) courses:

- (1) North 61 degrees 23 minutes West two hundred fifteen and ninety-seven one-hundredths (215.97) feet;
- (2) South 46 degrees 07 minutes west fifteen (15) feet;
- (3) North 61 degrees 23 minutes West eighty (80) feet to a corner in the southeasterly line of North Scott Street, aforesaid'

THENCE along same north 46 degrees 27 minutes East fifty five (55) feet to corner, the place of beginning.

CONTAINING twelve thousand one hundred seventy-seven (12,177) square feet, more or less, of land as shown outlined in red and designated as parcel no. 2 on map recorded in Luzerne County Deed Book 2017 at Page 545.

BEING the same premises which John I. Casterline and Jane Casterline, his wife, by their Agent, Angelo C. Terrana, Jr., Esquire, by Deed dated 05/21/2033 and recorded 08/01/2003, in the Office of the Recorder of Deeds in and for the County of Luzerne, in Deed Book REC 3003, Page 224506, granted and conveyed unto John D. Klein, as sole owner.

Tax Parcel: 73-G10SE3-006-01A-000; Plate No. 73-20-242-3-C1-1

Title to said premises is vested in JOHN D. KLEIN

Property being known as: 1349-1351 Scott Street a/k/a 1349 Scott Street, Wilkes Barre, PA 18705

Being Luzerne County Tax Parcel Number and Pin Number: 73-G10SE3-006-01A-000

Improvements thereon consist of: Residential Dwelling

PROPERTY ADDRESS: 1349-1351 SCOTT ST, AKA 1349 SCOTT ST, WILKES BARRE, PA 18705

UPI / TAX PARCEL NUMBER: 73-G10SE3-006-01A-000

Seized and taken into execution to be sold as the property of JOHN D. KLEIN in suit of DEUTSCHE BANK NATIONAL TRUST COMPANY, AS INDENTURE TRUSTEE OF THE AAMES MORTGAGE INVESTMENT TRUST 2005-1.

Attorney for the Plaintiff:
BROCK & SCOTT, PLLC
JENKINTOWN, PA 844-856-6646

BRIAN M. SZUMSKI, Sheriff
LUZERNE COUNTY, Pennsylvania