

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 3392/2021

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.

ALL THAT CERTAIN lot or piece of ground situate in Union Township, County of Luzerne, Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin corner on the Westerly side of the State Highway leading from Hunlock Creek to Muhlenberg, same being common corner of land now or formerly of L. Cragle and land now or formerly of Charles D. Sorber, et ux., now or formerly the land of Griffith Pritchard Estate:

THENCE along said line South 43 degrees 14 minutes West 186.84 feet to an iron pin corner on the line of land now or formerly of F. Dodson:

THENCE along said line North 83 degrees 36 minutes West 252.68 feet to an iron pin corner on line of land now or formerly of C. Cragle and land now or formerly of Charles D. Sorber, et ux., now or formerly of Griffith Pritchard Estate;

THENCE along said line North 46 degrees 02 minutes East, 364.06 feet to an iron pin corner on the Westerly side of the State Highway;

THENCE along the Westerly side of the State Highway South 38 degrees 41 minutes East, 173.44 feet to an iron pin corner, the place of beginning.

CONTAINING approximately 1.16 acres of land.

BEING the same premises which Janet Obitz, also known as, Janet R. Obitz, granted and conveyed unto JJ Banko's Realty, LLC, a Pennsylvania Limited Liability Company, by Deed dated August 5, 2015 and recorded on August 6, 2015 in the Office of the Recorder of Deeds in and for Luzerne County to Book 3015, Page 143279.

ALSO BEING the same premises which the Tax Claim Bureau of the County of Luzerne granted and conveyed unto 26 Stonestand, LLC by Tax Claim Bureau Deed dated September 24, 2020 and recorded on February 19, 2021 in the Office of the Recorder of Deeds in and for Luzerne County to Book 3021, Page 45762.

PIN: 61-I4S1-003-04A

Title to said premises is vested in 26 Stonestand, LLC

Property being known as 62 Hunlock Harleyville Road, Union Township (mailing address Shickshinny), Luzerne County, Pennsylvania 18655

Being Luzerne County Property Identification Number 61-I4S1-003-04A

Improvements thereon include, but are not limited to, a commercial building that was formerly used as a restaurant, upon information and belief

PROPERTY ADDRESS: 62 HUNLOCK HARLEYVILLE RD, SHICKSHINNY, PA 18655

UPI / TAX PARCEL NUMBER: 61-I4S1-003-04A

Seized and taken into execution to be sold as the property of JJ BANKO'S REALTY, LLC, 26 STONESTAND, LLC, 26 STONESTAND, LLC AND JJ BANKO'S REALTY, LLC in suit of WBL SPO II, LLC.

Attorney for the Plaintiff:
ROSENN JENKINS & GREENWALD, LLP
WILKES BARRE, PA

BRIAN M. SZUMSKI, Sheriff
LUZERNE COUNTY, Pennsylvania