

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 8017/2021

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.

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By virtue of writ of execution issued by plaintiff:  
Newtek Small Business Finance, LLC

To case number 2021-08017

All those two certain piece or parcels of land situate in the Borough of Swoyersville, County of Luzerne and State of Pennsylvania, bounded and described as follows, to wit:

The First Thereof:

BEGINNING at a point in the Easterly right-of-way line of the West Side Connection of the Lehigh Valley Railroad Company, said point being North 60 degrees 17 minutes 100 seconds East, 50.24 feet from the centerline of tracks of said Railroad; said point also being distant ten (10) feet measured perpendicularly to and Southeasterly from the extension of the Northerly sideline of Sly Street;

THENCE from said point and along said Easterly right-of-way line of said Railroad by a line measured radially to and fifty (50) feet distant Northeasterly from the centerline of tracks of said Railroad, by a curve to the right in a Northwesterly direction for an arc distance of 317.72 feet to a point, said curve having a radius of 905.40 feet;

THENCE from said point and continuing along said right-of-way line by a line parallel with and fifty (50) feet distant from the centerline of tracks, North 3 degrees 17 minutes 50 seconds West, 206.67 feet to a point of intersection of said West Side Connection with the Southerly right-of-way line of the Wilkes-Barre, and Harveys Lake Connection of the Lehigh Valley Railroad Company;

THENCE from said point and along said right-of-way line by a line parallel with and distant 35.00 feet Southwesterly from the centerline of tracks South 21 degrees 18 minutes 50 seconds East, 186.67 feet to a point;

THENCE from said point and continuing along said right-of-way line by a line measured radially to and distant 35.00 feet Southwesterly from said centerline of tracks, by a curve to the left in a Southeasterly direction for an arc distance of 201.28 feet to a point said curve having a radius of 628.40 feet;

THENCE from said point and continuing along said right-of-way line , North 50 degrees 10 minutes 00 seconds East, 5.00 feet to a point; THENCE from said point and continuing along said right-of-way line by a line measured radially to and distant 30.00 feet Southwesterly from said centerline of tracks, by a curve to the left in a Southeasterly direction for an arc distance of 107.95 feet to a point being distant 10.00 feet measured perpendicular to and Southeasterly from the aforesaid extension of the Northerly sideline of Sly Street, said curve having a radius of 623.40 feet;

THENCE from said point and continuing along said right-of-way line by a line measured radially to and distant 30.00 feet Southwesterly from said centerline of tracks, by a curve to the left in a Southeasterly direction for an arc

distance of 330.73 feet to a point in the line of lands now or formerly the Borough of Swoyersville as recorded in Luzerne County Deed Book 2156 at Page 161, said curve having a radius of 623.40 feet;

THENCE from said point and along said lands, South 29 degrees 43 minutes 00 seconds East, 343.08 feet to a point in the Northwesterly right-of-way line of the Lehigh Valley Railroad, West Pittston Branch, said point being located 30.00 feet Northwesterly from measured perpendicular to the centerline of tracks; THENCE from said point and along said right-of-way line by a line measured perpendicular to and distant 30.00 feet Northwesterly from said centerline of tracks, South 33 degrees 22 minutes 00 seconds West, 50.32 feet to a point;

THENCE from said point and continuing along said right-of-way line by a line measured radially to and distant 30.00 feet Northwesterly from said centerline of tracks, by a curve to the right in a Southwesterly direction for an arc distance of 354.95 feet to a point in the aforesaid Easterly right-of-way line of the Lehigh Valley Railroad, West Side Connection, said curve having a radius of 1,880.00 feet;

THENCE from said point and along said right-of-way line by the four (4) following described lines; 1. By a line parallel with and distant 60.00 feet Northeasterly from the former centerline of tracks North 29 degrees 43 minutes 00 seconds West, 218.19 feet to a point. 2. South 60 degrees 17 minutes 00 seconds West, 10.00 feet to a point. 3. By a line parallel with and distant 50.00 feet Northeasterly from said former centerline of tracks, North 29 degrees 43 minutes 00 seconds West, 445.01 feet to a point. 4. By a line measured radially to and distant 50.00 feet Northeasterly from said former centerline of tracks, by a curve to the right in a Northwesterly direction for an arc distance of 94.76 feet to a point, the place of beginning, said curve having a radius of 905.40 feet.

CONTAINING a total of 6.402 acres of land, be the same, more or less.

SUBJECT to a strip of land known as Permanent Easement No. 2, being 30.00 feet in width and approximately 400 feet in length and lying along the Southeasterly line of the above described parcel and adjoining the Lehigh Valley Railroad, West Pittston Branch; said Easement No. 2 was conveyed to the Borough of Swoyersville by the Redevelopment Authority of Luzerne County by deed dated 19 November 1984 and recorded in Luzerne County Deed Book 2156 at page 161.

TOGETHER WITH all right to use a strip of land known as Permanent Easement No. 1 described in deed from the Redevelopment Authority of Luzerne County to the Borough of Swoyersville, dated 19 November 1984 and recorded in Luzerne county Deed Book 2156 at page 161.

The Second Thereof:

BEGINNING at a point in the Westerly right-of-way line of the Lehigh Valley Railroad, West Side Connection, said point being located perpendicular to and distant 50.00 feet Westerly from the centerline of tracks; said point also being in the Southeasterly line of Lot No. 80 of the Plot known as Pettebones Second Addition to Swoyersville Borough Lots recorded in Luzerne County Map Book 2 at page 38;

THENCE from said point and along said line of Pettebones Second Addition Lots, South 60 degrees 15 minutes 10 seconds West, 127.46 feet to a point in the Northeasterly line of lands now or formerly the Estate of Sarah S. Bennett; THENCE from said point and along said lands, South 29 degrees 27 minutes 50 seconds East, 480.00 feet to a point; THENCE from said point, North 60 degrees 17 minutes 00 seconds East, 4.94 feet to a point in the aforesaid Westerly right-of-way line of the Lehigh Valley Railroad; THENCE from said point and continuing along said right-of-way line of by a line measured radially to and distant 50.00 feet Westerly from the centerline of tracks, by a curve to the right in a Northerly direction for an arc distance of 456.77 feet to a point, said curve having a radius of 1,005.40 feet;

THENCE from said point and continuing along said right-of-way line of by a line parallel with and distant 50.00 feet Westerly, from said centerline of tracks, North 3 degrees 17 minutes 50 seconds West, 44.16 to a point, the place of BEGINNING.

ALSO the easement right over a certain concrete driveway eight (8) feet wide, being the most easterly four (4) feet of Lot No. 78 and the most westerly four (4) feet of Lot No. 79 on the said

Pettebone's Second Addition Plot, and over the rear twenty (20) feet of Lot No. 79 for driveway purposes in common with the owners of Lots No. 78 and 79.

EXCEPTING THEREOUT AND THEREFROM that portion of the subject premises lying within the bounds of Train Tracks.

Title to said premises is vested in Luzerne Ironworks, Inc.

Property being known as: 300 Sly Street, Luzerne, PA 18709

Being Luzerne county tax parcel number and pin number: Parcel Number 59-G9NE2-002-26A

Improvements thereon consist of: an industrial facility

Seized and taken in execution as the property of Luzerne Ironworks, Inc.

PROPERTY ADDRESS: 300 SLY ST, SWOYERSVILLE, PA 18709

UPI / TAX PARCEL NUMBER: 59-G9E2-002-26A

Seized and taken into execution to be sold as the property of LUZERNE IRONWORKS, INC, HACKENSACK STEEL CORP, GIULIO'S RESTAURANT GROUP LLC, TAPPAN VENTURES LLC AND MICHAEL FASCIANO in suit of NEWTEK SMALL BUSINESS FINANCE, LLC.

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**Attorney for the Plaintiff:**  
CHARTWELL LAW  
EAGLEVILLE, PA 610-666-7700

**BRIAN M. SZUMSKI, Sheriff**  
LUZERNE COUNTY, Pennsylvania