

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 7478/2021

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 No. 2021-07478, issued out of the Court of Common Pleas of Luzerne County, directed to me, there will be exposed to public sale, by vendue or outcry to the highest and best bidder, for cash, in the Luzerne County Courthouse, in the City of Wilkes-Barre, Luzerne County, Pennsylvania, on Friday, June 3, 2022, at 10:30 a.m., in the forenoon of the said day, all the right, title and interest of the Defendant in and to:

ALL those certain lots or pieces of ground situate in the Township of Hazle, County of Luzerne and Commonwealth of Pennsylvania, known and identified as part of "Fox Manor", bounded and described as follows, to wit:

TRACT NO. 1:

BEGINNING at a point located on the Southerly side of a proposed forty (40') foot street, and being further described as South eleven degrees forty-five minutes West (S. 11 degrees 45' W) for a distance of forty (40') feet from the Southwest corner of the parcel of land formerly of Penn Diesel Service Company;

THENCE along the Southerly side of said proposed forty (40') foot street, South seventy-eight degrees fifteen minutes East (S. 78 degrees 15' E) for a distance of one hundred sixty (160') feet to a point;

THENCE along the land now or formerly of Henry Fox, Sr., South Eleven degrees forty-five minutes West (S. 11 degrees 45' W) for a distance of three hundred seventy (370') feet to a point;

THENCE along the land now or formerly of Can-Do Inc (formerly Henry Fox, Sr.), North seventy-eight degrees fifteen minutes West (N. 78 degrees 15' W) for a distance of one hundred sixty (160') feet to a point;

THENCE along the land now or formerly of Henry Fox, Sr., North eleven degrees forty-five minutes east (N. 11 degrees 45' E) for a distance of three hundred seventy (370') feet to the point or place of beginning.

TRACT NO. 2:

BEGINNING at a point being the North-east corner of the intersection of a North/South thirty-five (35') foot proposed street and an East/West Forty (40') foot proposed street and also being the Southwest corner of the parcel of land formerly of Fred E. Gardiner, now or formerly of Robert E. Nicolodi and Marion E. Nicolodi, his wife;

THENCE along the Northerly side of said proposed forty (40') foot street, also being the Southerly line of said parcel of land formerly of Fred E. Gardiner, South seventy-eight degrees, fifteen minutes East (S. 78 degrees 15' E) one hundred sixty (160') feet to a point;

THENCE South eleven degrees forty-five minutes West (S 11 degrees 45' W) a distance of forty (40') feet to a point in the other land now or formerly of Robert E. Nicolodi, et ux.;

THENCE North seventy-eight degrees fifteen minutes West (N. 78 degrees 15' W) along said other land now or formerly of Robert E. Nicolodi et ux, one hundred sixty (160') feet to the point located on the Easterly side of said proposed thirty-five (35') foot street;

THENCE along said Easterly side of said proposed thirty-five (35') foot street, North eleven degrees forty-five minutes East (N. 11 degrees 45' E) forty (40') feet to a point, the place of beginning.

BEING the same premises conveyed to Harry C. Productions by Deed of Pennsylvania National Bank and Trust Company et al., dated July 31, 2001, and recorded in the Office of the Recorder of Deeds in and for Luzerne County in Record Book Number 3001, at Page 192828.

The Property Identification Number for the above-described parcel is 26-S7S10-002-000-000.

PREMISES improved with a commercial building more commonly known as 8 Fox Manor Road, Hazle Township, Luzerne County, Pennsylvania.

UNDER and SUBJECT to the same reservations, conditions, restrictions, covenants, exceptions and easements as appear in prior chain of title.

TOGETHER with all buildings and improvements thereon.

NOTICE IS HEREBY GIVEN to all claimants and parties in interest, that the Sheriff will within thirty (30) days after the sale file a schedule of distribution in his office, where the same will be available for inspection and that distribution will be made in accordance with this schedule unless exceptions are filed to it within ten (120) days or within ten (10) days after the Sheriff's Sale if no schedule of distribution need be filed .

SEIZED AND TAKEN into execution at the suit of SMS FINANCIAL P, LLC, against HARRY C. PRODUCTIONS a/k/a HARRY C PRODUCTIONS, INC. t/a NORTHEAST LIGHT & SOUND, and will be sold by:

BRIAN M. SZUMSKI
Sheriff of Luzerne County

PROPERTY ADDRESS: 8 FOX MANOR ROAD, HAZLE TOWNSHIP, PA 18202

UPI / TAX PARCEL NUMBER: 26-S7S10-002-000-000

Seized and taken into execution to be sold as the property of HARRY C. PRODUCTIONS in suit of SMS FINANCIAL P, LLC.

Attorney for the Plaintiff:
DAVID E SCHWAGER, ESQUIRE
KINGSTON, PA 570-822-2929

EUGENE A. GURNARI, Interim Sheriff
LUZERNE COUNTY, Pennsylvania