

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 9451/2021

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, AUGUST 05, 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 that certain piece or parcel of land situate in Hanover Township, Luzerne County, Pennsylvania, bounded and described as follows:

BEGINNING at a point on the Southerly side of Oxford street, in Lot No. 451 on plot of lots hereinafter mentioned, said point being on a course of North 46 degrees 30 seconds West, a distance of 45.00 feet from the intersection point of the Southerly side of Oxford street, and the Westerly side of South Regent Street;

THENCE in a Southerly direction through Lot No. 451 on a course of South 43 degrees 34 seconds West, a distance of 100.00 feet to a point on the Northerly side of a 15-foot wide alley;

THENCE in a Westerly direction along the Northerly side of the 15-foot wide alley on a course of North 46 degrees 30 seconds West, a distance of 35.00 feet to a point in Lot No. 452;

THENCE in a Northerly direction through Lot No. 452 on a course of North 43 degrees 34 seconds East, a distance of 100.00 feet to a point on the Southerly side of Oxford street;

THENCE in an Easterly direction along the Southerly side of Oxford street, on a course of South 46 degrees 30 seconds East, a distance of 35.00 feet to the place of BEGINNING.

CONTAINING 3500 square feet of land, more or less.

BEING the Westerly 11.00 feet of Lot No. 451 and the Easterly 24.00 feet of Lot No. 452 on the J. T. and W. P. Morgan Plot of Lots, recorded in Luzerne County Court House in Deed Book 302, Page 3.

TITLE TO SAID PREMISES VESTED IN Matthew Lupico deeded by Lisa Foote and Robert J. Foote, wife and husband Dated: July 20, 2012 Recorded: July 25, 2012 Bk/Pg #: 3012/125697.

PROPERTY BEING KNOWN AS: 11 Oxford Street, Hanover, PA 18706

Being PIN #: I9NW3 B017 L07B

Improvements thereon consist of RESIDENTIAL

PROPERTY ADDRESS: 11 OXFORD ST, HANOVER, PA 18706

UPI / TAX PARCEL NUMBER: I9NW3 B017 L07B

Seized and taken into execution to be sold as the property of MATTHEW LUPICO AND MATTHEW LUPICO in suit of M&T BANK.

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Attorney for the Plaintiff:  
KML LAW GROUP  
PHILADELPHIA, PA 215-627-1322

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