

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 7968/2015

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 No. \_\_\_\_\_ of \_\_\_\_\_ issued 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 bidders, for cash, in the Courthouse, in the City of Wilkes-Barre, Luzerne County, Pennsylvania, on August 05, 2022 at 10:30 a.m., in the forenoon of the said day, all the right title and interest of the Defendants in and to:

ALL THAT TRACT OR PARCEL OF LAND situate, lying and being in the Borough of Hughestown, County of Luzerne and State of Pennsylvania bounded and described as follows:

Pin #: E12NW1 B4 L29

This property is or will be improved by a one or two family dwelling only.

BEING MORE FULLY DESCRIBED IN DEED AS THE FOLLOWING:

ALL that certain piece or parcel of land situate in the Borough of Hughestown, County of Luzerne and State of Pennsylvania, bounded and described as follows to wit:

BEGINNING at a corner of lots sold to Thomas Judge on a road laid out from Pittstown to Hamtown;

THENCE along said road ninety-five (95) feet to a corner of lot of Zachariah Hughes;

THENCE along the line of said one hundred fifteen (115) feet to an alley;

THENCE along said alley seventy five (75) feet to a corner of land of Thomas Judge;

THENCE along said Judge's land one hundred twenty-eight (128) feet to the place of beginning.

BEING PREMISES: 8 Rock Street, Hughestown, PA 18640

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

TOGETHER with all buildings and improvements thereon.

IMPROVEMENTS consist of a residential dwelling (improved by a one or two family dwelling only).

THE PROPERTY IDENTIFICATION NUMBER of the above-described parcel is E12NW1 B4 L29.

BEING the same premises which Catherine M. Welter, Widow and Joseph C. Welter by deed dated 9/3/1986 and recorded on 9/4/1986 in Deed Book 2204, Page 561 conveyed unto JOSEPH C. WELTER, NOW DECEASED AND GEORGINE D. WELTER, HIS WIFE.

NOTICE IS HEREBY GIVEN to all claimants and parties in interest that the Sheriff will within thirty (30) days thereafter file a schedule of distribution in his office, where the same will be available for inspection and the distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days

thereafter.

SEIZED AND TAKEN into execution at the suit of M&T BANK S/B/M MANUFACTURERS & TRADERS TRUST COMPANY against GEORGINE D. WELTER, and will be sold by the Sheriff of Luzerne County.

PROPERTY ADDRESS: 8 ROCK STREET, HUGHESTOWN, PA 18640

UPI / TAX PARCEL NUMBER: E12NW1 B4 L29

Seized and taken into execution to be sold as the property of GEORGINE D WELTER in suit of M&T BANK S/B/M MANUFACTURERS & TRADERS TRUST COMPANY.

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

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