

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 327/2019

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, OCTOBER 07, 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.

The First Thereof:

All that certain lot or piece of ground situate in Plains Township, County of Luzerne, Commonwealth of Pennsylvania, bounded and described as follows, to wit:

Beginning at an iron pipe found along the northwesterly line of Main Street (L.R. 40038), said pipe also being the southeasterly common corner of land between the grantor herein and lands now or formerly of Gino & Nancy Esopi;

Thence along Main Street, South 64 degrees 45 minutes 00 seconds West, ninety-five and no hundredths (95.00) feet to a rebar found along lands now or formerly of Robert Thomas and Joan Alesczyk;

Thence along said Alesczyk lands, the following two (2) courses:

1. North 25 degrees 46 minutes 00 seconds West, one hundred forty and no hundredths (140.00) feet to an iron pin found;

2. South 64 degrees 45 minutes 00 seconds West, one hundred twelve and fifty-five hundredths (112.55) feet to a rebar set along lands now or formerly of Allan Clayton & Linda Lee Faatz;

Thence along said Faatz lands, North 32 degrees 07 minutes 00 seconds West seventy-eight and forty-eight hundredths (78.48) feet to a rebar set along lands formerly of the Erie-Lackawanna Railroad Company, now owned by the grantor herein;

Thence along said other lands of the grantor herein, along a curve to the right, having a radius of 5,689.70', an arc length of 216.49', a delta of 2 degrees 10 minutes 48 seconds and a chord of North 61 degrees 26 minutes 41 seconds East, two hundred sixteen and forty-eight hundredths (216.48) feet to a rebar set along lands of said Esopi;

Thence along said Esopi lands, South 25 degrees 46 minutes 00 seconds East, two hundred thirty and forty hundredths (230.40) feet to the point and place of beginning.

The above described parcel contains 31,307 square feet of land, more or less and is all of the remaining lands from a larger parcel as described in the Luzerne County Recorder of Deeds Office in Deed Book 1498, at page 952, as shown on a map entitled "Survey Map- Reaming lands of Vincentina Timonte", as prepared by Nicholas A. Piccini, P.L.S., dated 3/97.

The Second Thereof:

All that certain piece or parcel of land situate in the Township of Plains, County of Luzerne and State of Pennsylvania, bounded and described as follows, to wit;

Commencing at an iron pipe found along the northwesterly line of Main Street (L.R. 40038), said pipe also being the southeasterly common corner of land between the grantor herein and lands now or formerly of Gino and Nancy Esopi;

Thence along said Esopi lands, North 25 degrees 46 minutes 00 seconds West, two hundred thirty and forty hundredths (230.40) feet to a rebar set along lands now or formerly of the Erie-Lackawanna Railroad Company, now owned by the grantor herein, and also being the point of beginning;

Thence along said other lands of the grantor herein, along a curve to the left, having a radius of 5,689.70', an arc length of 216.49', a delta of 2 degrees 10 minutes 48 seconds and a chord of South 61 degrees 26 minutes 41 seconds West, two hundred sixteen and forty-eight hundredths (216.48) feet to a rebar set along lands now or formerly of Allan Clayton and Linda Lee Faatz;

Thence along said Faatz lands, North 27 degrees 40 minutes 16 seconds West, forty and two hundredths (40.02)

feet to a rebar set along the centerline of said former railroad;

Thence along said former centerline along a curve to the right, having a radius of 5,729.70', an arc length of 217.10', a delta of 2 degrees 10 minutes 15 seconds and a chord of North 61 degrees 27 minutes 15 seconds East, two hundred seventeen and nine hundredths (217.09) feet to a rebar found along lands of said Esopi;

Thence along said Esopi lands, South 26 degrees 47 minutes 52 seconds East, forty and no hundredths (40.00) feet to the point the place of beginning.

The above described parcel contains 8,671 square feet of land, more or less and is all of lands previously described in the Luzerne County Recorder of Deeds Office in Deed Book 2350, at page 158, as shown on a map entitled "Survey Map - Remaining lands of Vincentina Timonte", as prepared by Nicholas Piccini, P.L.S., dated 3/97.

Being the same property conveyed to Robert Schellhammer who acquired title by virtue of a deed from Vincentina Timonte, widow, dated June 24, 1997, recorded June 25, 1997, at Instrument Number 5162724, and recorded in Book 2604, Page 974, Office of the Recorder of Deeds, Luzerne County, Pennsylvania.

Premises improved with a single family dwelling more commonly known as 600 North Main Street, Plains, PA 18705

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.

The Property Identification Number of the above-described parcel is 50-F10S1-010-007-000.

Plate No. 50-C-207-R1-D2-1

PROPERTY ADDRESS: 600 NORTH MAIN ST, PLAINS, PA 18705

UPI / TAX PARCEL NUMBER: 50-F10S1-010-007-000

Seized and taken into execution to be sold as the property of SCHELLHAMMER, NICOLE AS BELIEVED HEIR AND/OR ADMINISTRATOR TO THE ESTATE OF ROBERT SCHELLHAMMER, AKA ROBERT O SCHELLHAMMER, DAWN SCHELLHAMMER, AS BELIEVED HEIR AND/OR ADMINISTRATOR TO THE ESTATE OF ROBERT SCHELLHAMMER, AKA ROBERT O. SCHELLHAMMER, ERIKA SCHELLHAMMER, AS BELIEVED HEIR AND/OR ADMINISTRATOR TO THE ESTATE OF ROBERT SCHELLHAMMER, AKA ROBERT O. SCHELLHAMMER AND UNKNOWN HEIRS AND/OR ADMINISTRATORS OF THE ESTATE OF ROBERT SCHELLHAMMER, AKA ROBERT O. SCHELLHAMMER in suit of US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST.