

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2553/2020

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, DECEMBER 02, 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 THE SURFACE of that certain piece or parcel of land situate in the City of Wilkes Barre, Luzerne County, Pennsylvania, bounded and described as follows;

BEGINNING at a point on the Northerly side of Murray Street in line of land now or late of William Lavelle Estate;

THENCE along said Lavelle land, North fifty-one (51) degrees thirty (30) minutes West one hundred seventy-five (175) feet to a corner:

THENCE in line parallel with Murray Street North twenty-six (26) degrees forty-five (45) minutes East twenty-five (25) feet to line of land now or late of Frank Meighan and Edward Meighan;

THENCE along said land, South fifty-one (51) degrees thirty (30) minutes East one hundred seventy-five (175) feet to Murray Street aforesaid;

THENCE along said Murray Street, South twenty-six (26) degrees forty-five (45) minutes West twenty-five (25) feet to the PLACE OF BEGINNING.

PARCEL ID # 73-I9NE3-023-035-000

BEING KNOWN AS (for informational purposes only): 37 Murray Street, Wilkes-Barre, PA 18702

BEING THE SAME PREMISES which Robert L. Phillips and Jennifer A. Phillips, his wife by Deed dated April 28, 2000 and recorded May 2, 2000 in Book 2718, Page 1042 in the Office of the Recorder of Deeds in and for the County of Luzerne Pennsylvania granted and conveyed unto Linda Slater, in fee.

AND THE SAID Linda Slater departed this life on or about September 20, 2019 thereby vesting title unto any Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest from or under Linda Slater, deceased.

Title to said premises is vested in Robert L. Phillips and Jennifer A. Phillips, his wife by Deed dated April 28, 2000 and recorded in the Luzerne County Recorder of Deeds Office on May 2, 2000 in Book 2718, Page 1042, Instrument # 5321222.

Property being known as: 37 Murray Street, Wilkes-Barre, PA 18702

Being Luzerne County tax parcel number and pin number: 73-I9NE3-023-035-000

Improvements thereon consist of: Residential Dwelling

PROPERTY ADDRESS: 37 MURRAY ST, WILKES BARRE, PA 18702

UPI / TAX PARCEL NUMBER: 73-I9NE3-023-035-000

Seized and taken into execution to be sold as the property of UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER LINDA SLATER, DECEASED in suit of NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER.

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Attorney for the Plaintiff:  
LOGS LEGAL GROUP LLC  
WAYNE, PA 610-278-6800

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