

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 13950/2017

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 writ of execution issued by plaintiff: Luzerne County Flood Protection Authority

To case number 2017-13950

ALL that certain lot, or tract of land situate in the Borough of Wyoming, County of Luzerne, Commonwealth of Pennsylvania, more particularly described as follows:

BEGINNING at an iron pin marking the original property corner at the intersection of the title line in the bed of Stites Lane (not an accepted Street) with the existing northerly right-of-way line of Wyoming Avenue, also known as U.S. Route #11 and as State Highway Route #368 (99 feet wide) and said point marking a common corner of lands now or late of John Pearce, et ux and lands now or formerly of Jacob Burnat, et al, being in the line of certified lots #26 and #27 of the Third Division of Kingston Township;

SAID POINT being also located on a bearing of North sixty- eight degrees fifty-three minutes East (N 68° 53' E) and a distance of three hundred eighty-two and ninety-five one-hundredths (382.95) feet as measured along said right-of-way line of Wyoming Avenue, from the original corner of lands of the said John Pearce, et ux, and lands now or formerly of Thomas Atherton; extending

THENCE (1) along said right-of-way line of Wyoming Avenue, South sixty-eight degrees fifty-three minutes West (S 68° 53' W), one hundred fifty-three (153) feet to a corner pin;

THENCE (2) through and across lands of John Pearce of which this was a part the following two courses and distances:

A. North thirty-four degrees twenty minutes West (N 34° 20' W) one hundred twenty-seven and five-tenths (127.5) feet, more or less to a corner pin;

B. In part through the bed of Abrams Creek North sixty-eight degrees fifty-three minutes East (N 68° 53' E), one hundred fifty-two and eight-five one-hundredths (152.85) feet to a corner pin on the said line of lands now or formerly of Jacob Burnat, et al, and on the aforesaid line of certified lots Nos. 26 and 27;

THENCE (3) along said certified lot line and line of land of said Burnat, et al, being also in Stites Lane South thirty-four degrees twenty-four minutes East (S 34° 24' E), one hundred twenty-seven and five-tenths (127.5) feet, more or less, to the place of beginning.

Tax Parcel No. 67-F10S1 -001-010-000

Property being known as: 2007 Wyoming Avenue, Wyoming, Pennsylvania

Being Luzerne County tax parcel number and pin number: 67-F10S1 -001-010-000

Improvements thereon consist of: Gasoline Service Station

Seized and taken in execution as the property of: John Hall Shaver, Jr. and Melissa Shaver

Sheriff of Luzerne County

SHORT DESCRIPTION

Sheriff's Sale

By virtue of a writ of execution case number 2017-13950

Plaintiff: Luzerne County Flood Protection Authority

Vs defendant: John Hall Shaver, Jr. and Melissa Shaver

Owner(s) of the property situate in Wyoming Borough, Luzerne County, Pennsylvania

Being parcel number and pin number: 67-F10S1 -001-010-000

Property being known as: 2007 Wyoming Avenue, Wyoming, Pennsylvania

Improvements thereon: Gasoline Service Station

PROPERTY ADDRESS: 2007 WYOMING AVE, WYOMING, PA 18644

UPI / TAX PARCEL NUMBER: 67-F10S1 -001-010-000

Seized and taken into execution to be sold as the property of JOHN HALL SHAVER, JR AND MELISSA SHAVER in suit of LUZERNE COUNTY FLOOD PROTECTION AUTHORITY.

Attorney for the Plaintiff:
PORTNOFF LAW ASSOCIATES, LTD
KING OF PRUSSIA, PA 866-211-9466

EUGENE A. GURNARI, Interim Sheriff
LUZERNE COUNTY, Pennsylvania