

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 3222/2012

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.

Parcel #1

By virtue of writ of execution issued by plaintiff: Brianna Balchune

To case number Luzerne County C.C.P. No. 2012-cv-3222

Legal Description:

All that certain piece or parcel of land situated in the Borough of Hughestown, County of Luzerne and State of Pennsylvania, bounded and described as follows:

THE FIRST THEREOF:

BEGINNING at a point in the northeasterly line of Center Street, also known as State Highway Legislative Route No. 40111, in the Borough of Hughestown, at its intersection with the northerly right-of-way line of the so-called No. 9 Breaker Branch of the Erie Lackawanna Railway Company, formerly The Erie and Wyoming Valley Railroad Company and marking the southwesterly corner of a parcel of land conveyed by the said Pennsylvania Coal Company, to Joseph M. Lombardo, Incorporated, by deed dated May 25, 1971; thence along the northerly right-of-way line of said No. 9 Breaker Branch of said Railway Company, being also the most southerly line of said parcel of land conveyed as aforesaid to Joseph M. Lombardo, Incorporated, the following courses and distances: north sixty-nine degrees fifteen minutes east (N. 69 degrees 15' E) one hundred twenty-six and eighteen one-hundredths (126.18) feet, more or less, to a point; south twenty degrees forty-five minutes east (S 20 degrees 45 ' E) thirty (30) feet to a point; north sixty-nine degrees fifteen minutes east (N 69 degrees 15' E) two hundred twenty-six (226) feet to a point; north seventy-eight degrees thirty-three minutes east (N 78 degrees 33' E) five hundred seventy-four and seventy-six one hundredths (574.76) feet to a point; north seventy-four degrees three minutes east (N 74 degrees 03' E) one hundred eighty (180) feet to a point; north seventy-six degrees fifty-nine minutes East (N. 76 degrees 59' E) two hundred (200) feet to a point; north nine degrees twenty-eight minutes west (N 9 degrees 28' W) thirty (30) feet to a point and north seventy-eight degrees twelve minutes east (N 78 degrees 12' E) one hundred fifteen (115) feet to a point in the division line between the Zenas Barnum Tract and the Daniel Mosier Tract, being also the division line between Lots numbered 29 and 30 in the First Division of Certified Pittston Township, now Hughestown Borough; thence sought forty-four degrees six minutes east (S 44 degrees 06' E) along said division line, one hundred seventy-three and six tenths (173.6) feet to a point in the southerly right-of-way line of said Company; thence along said southerly right-of-way line of said No. 9 Breaker Branch of said Railway Company, the following courses and distances; in a southeasterly direction, by a curve to the right, having a radius of one thousand three hundred eighty-six and five tenths (1,386.5) feet a distance of four hundred ninety-six and eight tenths (496.8) feet to a point of tangency; south seventy-one degrees forty-four minutes east (S 71 degrees 44' E) seven hundred thirty-six (736) feet to a point; south seventy-five degrees fifty-seven minutes east (S 75 degrees 57' E) three hundred thirty-three and seven tenths (333.7) feet to a point of curve and in a southeasterly direction, by a curve to the left, having a radius of seven hundred sixty-four and forty-nine one-hundredths (764.49) feet, a distance of four hundred three and fifty-five one-hundredths (403.55) feet to a point in a northerly right-of-way line of Wyoming Division Main Line of Erie Lackawanna Railway Company, formerly Erie and Wyoming Valley Railroad Company; thence along said northerly right-of-way line of said Wyoming Division Main Line of said Railway Company, the following courses and distances: in a southwesterly direction, by a curve to the right, having a radius of one thousand seven hundred nineteen and one-tenth (1,719.1) feet, a distance of two hundred sixteen (216) feet, more or less, to a point of tangency; south sixty-seven degrees thirty-two minutes West (S 67 degrees 32' W) two hundred forty-five and five-tenths (245.5) feet to a point in the division line between the Daniel Mosier Trace and the C.T.

Pierson Tract, being also the division line between Duryea Borough and Hughestown Borough; south forty-five degrees 00 minutes east (S 45 degrees 00' E) along said division line, twenty-seven and seven one-hundredths (27.07) feet to a point; south sixty-seven degrees thirty-two minutes west (S 67 32' W) three hundred seventeen and sixteen one-hundredths (317.16) feet to a point of curve; in a southwesterly direction, by a curve to the right, having a radius of one thousand seventeen and forty-nine one hundredths (1,017.49) feet, a distance of one hundred sixty-two (162) feet, more or less, to a point, in a southwesterly direction, by a curve to the right, having a radius of three hundred thirty-eight (338) feet, a distance of seventy-one and two-tenths (71.2) feet to a point; in a northwesterly direction by a curve to the right, having a radius of five hundred nine and six tenths (509.6) feet a distance of four hundred seventeen and four-tenths feet to a point in the aforementioned Barnum Tract and the Daniel Mosier Tract; south forty-four degrees six minutes east (S 44 degrees 06' E) along said division line, two hundred twenty-nine and fourteen one-hundredths (229.14) feet, more or less, to a point; south eighty-three degrees eight minutes West (S 83 degrees 08' W) one hundred sixty four (164) feet to a point of curve; in a northwesterly direction, by a curve to the right, having a radius of nine hundred five and six tenths (905.6) feet, a distance of four hundred thirty and seventy-five one hundredths (430.75) feet to a point; south twenty degrees twenty-four minutes West (S 20 degrees 24' W) twenty (20) feet to a point; north sixty-nine degrees thirty-six minutes west (N 69 degrees 36' W) two hundred twenty-eight and three tenths (228.3) feet to a point of curve; in a northwesterly direction, by a curve to the left, having a radius of seven hundred four and forty-two one-hundredths (704.42) feet, a distance of four hundred thirty-three and forty-three one-hundredths (433.43) feet to a point of tangency; south seventy-five degrees seven minutes west (S 75 degrees 07' W) two hundred twenty-two and seven tenths (222.7) feet to a point of curve; in a southwesterly direction, by a curve to the right, having a radius of one thousand eight and fifty-one hundredths (1,088.55) feet, a distance of two hundred ninety-nine and twelve one-hundredths (209.12) feet to a point of tangency; north eighty-seven degrees fifty-three minutes West (N 87 degrees 53' W) thirty-eight (38) feet to a point of curve; in a northwesterly direction, by a curve to the right, having a radius of nine hundred ninety-nine and seventy-six one-hundredths (999.76) feet, a distance of two hundred seventy-four and forty-two one-hundredths (274.42) feet to a point of tangency and north seventy-two degrees nine minutes west (N 72 degrees 09' W) one hundred seven (107) feet, more or less, to the aforementioned northeasterly line of Center Street; thence north fourteen degrees two minutes west (N 14 degrees 02' W) along said northeasterly line of Center Street, four hundred seventy-four and sixty-nine one-hundredths (474.69) feet, more or less to the place of beginning.

Containing an area of forty-three and eighty-eight one-hundredths (43.88) acres, more or less, comprising parts of the Solomon Brown, Zenas Barnum and Daniel Mosier Tracts (parts of Lots numbered 28, 29 and 30 in the First Division of Certified Pittston Township, now Hughestown Borough) and part of the C.T. Pierson Tract (part of Lot No. 30 in the First Division of certified Pittston Township, now Duryea Borough).

Title to said premises is vested in Kenneth Nowakowski

Property being known as: Center Street, Hughestown, Pennsylvania 18640

Being Luzerne County tax parcel number and pin number: 28-E12-00A-07A-000

Improvements thereon consist of: None.

Seized and taken in execution as the property of: Plaintiff Brianna Balchune

PROPERTY ADDRESS: CENTER ST, HUGHESTOWN, PA 18640

UPI / TAX PARCEL NUMBER: 28-E12-00A-07A-000 and 14-D12-00A-030-000

Parcel #2

By virtue of writ of execution issued by plaintiff: Brianna Balchune

To case number Luzerne C.C.P. No. 2012-cv-3222

Legal Description:

All that certain piece or parcel of land situated in the Borough of Hughestown, County of Luzerne and State of Pennsylvania, bounded and described as follows:

THE SECOND THEREOF:

BEGINNING at a point in the southeasterly line of Foote Avenue, also known as Pennsylvania State Highway Legislative Route No. 40103, marking the northerly corner of a parcel of surface conveyed by said Pennsylvania Coal Company, to John Giambra and wife, by deed dated September 6, 1966; thence North thirty-nine degrees 00 minutes east (N. 39 degrees 00' E) along the southeasterly line of said Foote Avenue, fifty and three-one hundreds (50.03) feet to the westerly corner of a parcel of surface conveyed to Theodore Hoeffner and wife, by deed dated June 23, 1970; then South forty-eight degrees fifty-eight minutes east (S 48 degrees 58' E) along the southwesterly line of said last mentioned parcel of surface, one hundred sixty (160) feet to a point; thence north thirty-nine degrees 00 minutes east (N 39 degrees 00' E) along the southeasterly or rear line of said last mentioned parcel of surface, southeasterly or rear line of parcel of surface conveyed to Michael Lane by deed dated April 16, 1970 and the southeasterly or rear line of a parcel of surface conveyed to Leo Glodzik and wife, by deed dated March 16, 1972,

one thousand seventy-one and sixty-two one hundredths (1,071.62) feet, more or less, to a point in the southwesterly line of a parcel of surface conveyed to Sarah H. Weitz and Grace A. Weitz, by deed dated June 24, 1941; thence south forty-seven degrees eleven minutes east (S 47 degrees 11' E) parallel with the southwesterly line of McAlpine Street, along the southwesterly line of said last mentioned parcel of surface and a southwesterly line of a parcel of land described as "PARCEL NO. 1" in deed to Leo Glodzik and wife, dated October 25, 1971, six hundred thirteen and eighty-two one hundredths (613.82) feet, more or less, to a point; then along other lines of said "PARCEL NO. 1" so conveyed, the following courses and distances: (1) sought forty-two degrees forty-nine minutes west (S 42 degrees 49' W) seven hundred feet to a point, and (2) sought forty-seven degrees eleven minutes east (S 47 degrees 11' E) one thousand nine hundred eighty-two and twenty-two one hundredths (1,982.22) feet, more or less, to a point in the northwesterly line of a parcel of surface described as "PARCEL No. 3" in deed to The Erie and Wyoming Valley Railroad Company, now Erie Lackawanna Railway Company, dated October 2, 1917 and recorded in Luzerne County Deed Book 519 at page 258, said point being fifty (50) feet distant northwesterly measured at right angles from the center line of the main track of said Railway Company; then along the northwesterly line of said "PARCEL No. 3" in said deed to said The Erie and Wyoming Valley Railroad Company, parallel with and fifty (50) feet distant northwesterly measured normal from said center line the following two courses and distances: (1) sought forty degrees twenty-four minutes west (S 40 degrees 24' W) eight hundred sixteen and three (816.3) feet, more or less, to a point of curve and (3) in a southwesterly direction, by a curve to the right, having a radius of one thousand seven hundred nineteen and one-tenth (1,719.1) feet, a distance of four hundred fifty-eight (458) feet, more or less, to a point marking the intersection of said northwesterly line of said "PARCEL No. 3" with the northerly line of parcel of surface described as "Parcel-A" of the fourth item in deed to said The Erie and Wyoming Valley Railroad Company, now Erie Lackawanna Railway Company, dated October 2, 1917 and recorded in Luzerne County Deed Book 519 at page 275, said point being twenty (20) feet distant northerly measured normal from the center line of the main track of the so-called No. 9 Colliery Branch of said Railway Company; thence along the northerly line of said "PARCEL-A" in said last mentioned deed to said The Erie and Wyoming Valley Railroad Company, the following courses and distances: (1) in a southwesterly direction, by a curve to the right, having a radius of seven hundred twenty-one and ninety-eight one-hundreds (7291.98) feet, parallel with and twenty (20) feet distant northerly measured normal from said center line point of tangency; (2) north seventy-one degrees twenty-three minutes west (N. 71 degrees 23' W) two hundred twenty (220) feet to a point twenty (20) feet distant northerly measured at right angles from said center line and (3) north sixty-four degrees thirty-nine minutes West (N 64 degrees 39' W) three hundred twenty-six (326) feet to a point in the division line between the C.T. Pierson Tract and the Daniel Mosier Tract, said line also being the division line between Duryea Borough and Hughestown Borough and being also the northeasterly line of a parcel of surface conveyed to said The Erie and Wyoming Valley Railroad Company, now Erie Lackawanna Railway Company, by deed dated February 14, 1923, said point being sixty (60) feet distant northerly, measured at right angles from the aforesaid center line of the so-called No. 9 Colliery Branch of said Railway Company, thence along said last mentioned line north forty-five degrees 00 minutes west (N. 45 degrees 00' W) one hundred sixty-seven and ninety-two one hundredths (167.92) feet to a point one hundred thirty-five (135) feet distant northerly, measured at right angles from said center line; thence along northerly line of said last mentioned parcel of surface conveyed as aforesaid to said The Erie and Wyoming Valley Railroad Company, the following courses and distances: (1) north seventy-one degrees forty-four minutes west (N. 71 degrees 44' W) four hundred thirty (430) feet to a point and north eighty-two degrees forty-nine minutes west (N 82 degrees 49' W) seven hundred one and nine-tenths (701.9) feet to a point in the division line between the Daniel Mosier Tract and the Zenas Barnum Tract, being also the division line between Lots numbered 29 and 30 in the First Division of Certified Pittston Township, now Hughestown Borough, being also a northeasterly line of a parcel conveyed to Joseph M. Lombardo, Incorporated, by deed dated May 25, 1971; thence north forty-four degrees six minutes west (N. 44 degrees 06' W) along said last mentioned line, forty (40) feet to a point; thence along other lines of said parcel of land conveyed to said Joseph M. Lombardo, Incorporated, the following courses and distances: (1) north forty-nine degrees fifty-one minutes east (N. 49 degrees 51' E) six hundred twenty-five and forty-three one hundreds (625.43) feet, more or less, to a point and (2) north forty-five degrees 00 minutes west (N 45 degrees 00' W) four hundred eight and forty-five one hundredths (408.45) feet, more or less, to the southerly corner of a parcel of surface conveyed to Wilson Boyle and Wife, by deed dated September 24, 1970; thence north forty-one degrees fifty-nine minutes east (N. 41 degrees 59' E) along the southeasterly or rear line of said last mentioned parcel of surface and the southeasterly or rear line of parcel of surface conveyed to the Pittston Congregation of Jehovah's Witnesses, by deed dated May 19, 1967, three hundred fifty-seven and eighty-three one hundredths (357.83) feet to a easterly corner of said last mentioned parcel of surface; thence along the northeasterly line of said last mentioned parcel of surface, north forty-eight degrees one minute west (N 48 degrees 01' W) seventy-six and sixty-two one-hundredths (76.62) feet to the southerly corner of a parcel of surface described as "PARCEL NO. 1" in deed to William A. Degillio, dated January 22, 1971; thence north thirty-nine degrees 00 minutes east (N. 39 degrees 00' E) along the southeasterly or rear line of said last mentioned

parcel of surface and the southeasterly or rear line of four other parcel of surface conveyed as follows: (1) to Joseph Martinelli and wife, by deed dated December 1, 1958; (2) to Frank Martinelli and wife, by deed dated September 29, 1967; (3) "PARCEL No. 2" in deed to said William A. Degillio, dated January 22, 1971 and (4) to John Giambra and wife by deed dated September 6, 1966, aforementioned, nine hundred seventy-four and twelve one-hundredths (974.12) feet, more less, to the easterly corner of said last mentioned parcel of surface; thence north forty-eight degrees fifty-eight minutes west (N. 48 degrees 58' W) along the northeasterly line of said last mentioned parcel of surface; one hundred sixty (160) feet to the northerly corner thereof; the place of beginning.

Containing an area of one hundred fourteen and thirty-one hundredths (114.31) acres, more or less, comprising parts of the Daniel C. Mosier, C.T. Pierson and James W. Johnson Tracts (parts of Lots Numbered 30 and 31 in the First Division of Certified Pittston Township, now Borough of Hughestown and Borough of Duryea).

Being the same premises conveyed by Joseph L. Nowakowski, one of the Grantors herein, by deed dated October 29, 1980 and recorded in Luzerne County Deed Book 2034 page 277 [erroneously identified as Deed Book 2895 page 1195].

Title to said premises is vested in Kenneth Nowakowski

Property being known as: 56 Rear Foote Avenue, Duryea, Pennsylvania

Being Luzerne County tax parcel number and pin number: 14-D12-00A-030-000

Improvements thereon consist of: Buildings and residence.

Seized and taken in execution as the property of: Plaintiff Brianna Balchune

PROPERTY ADDRESS: 56 REAR FOOTE AVE, DURYEA, PA 18641

UPI / TAX PARCEL NUMBER: 14-D12-00A-030-000

Seized and taken into execution to be sold as the property of KENNETH NOWAKOWSKI in suit of BRIANNA BALCHUNE.

Attorney for the Plaintiff:
ELLIOT GREENLEAF & DEAN
WILKES BARRE, PA

BRIAN M. SZUMSKI, Sheriff
LUZERNE COUNTY, Pennsylvania