

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2990/2022

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: Pentagon Federal Credit Union

To case number: 2022-02990

ALL THAT CERTAIN lot, piece or parcel of land situated in the City of Hazleton, County of Luzerne, and commonwealth of Pennsylvania, bounded and described as follows,

ALL THAT CERTAIN LOT OR PIECE OF GROUND SITUATE WEST OF BRANCH ALLEY, BETWEEN THIRD AND FOURTH STREETS, IN THE DIAMOND ADDITION IN AND TO THE CITY OF HAZLETON (FORMERLY HAZLE TOWNSHIP), LUZERNE COUNTY AND STATE OF PENNSYLVANIA, BEING THE LOT MARKED NUMBER FOURTEEN (14) OF SQUARE NO. 430 IN THE PLAN OF SAID DIAMOND ADDITION, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH SIDE OF THIRD STREET AND TWO HUNDRED AND EIGHTY (280) FEET WEST OF THE NORTHWEST CORNER OF BRANCH ALLEY AND THIRD STREET; THENCE WESTWARD ALONG THE NORTH SIDE OF THIRD STREET, A DISTANCE OF THIRTY-FIVE (35) FEET TO THE EASTERN LINE OF LOT NUMBER FIFTEEN (15); THENCE NORTHWARD ALONG THE EASTERN LINE OF SAID LOT NUMBER FIFTEEN (15), A DISTANCE OF ONE HUNDRED AND SIXTY (160) FEET TO THE SOUTH SIDE OF FOURTH STREET; THENCE EASTWARD ALONG THE SOUTH SIDE OF FOURTH STREET A DISTANCE OF THIRTY FIVE (35) FEET TO THE WESTERN LINE OF LOT NUMBER THIRTEEN (13); THENCE SOUTHWARD ALONG THE WESTERN LINE OF SAID LOT NUMBER (13) A DISTANCE OF ONE HUNDRED SIXTY (160) FEET TO A POINT THE PLACE OF BEGINNING.

CONTAINING 5600 SQUARE FEET OF SURFACES, STRICT MEASURE.

BEING THE SAME PREMISES CONVEYED TO FEMALE GRANTOR HEREIN BY CERTIFICATE OF AWARD OF REAL ESTATE, DATED JULY 24, 1980 AND RECORDED IN THE OFFICE OF THE RECORDED OF DEEDS OF LUZERNE COUNTY IN DEED BOOK 2024 AT PAGE 802 ON JULY 24, 1980.

BEING the same premises which MARY A.R. TITO

, by Deed dated 07/07/2017, and recorded 07/10/2017, in the Office of the Recorder of Deeds in and for the County of Luzerne as Deed Book 3017, Page 133190 granted and conveyed unto MARY A.R. TITO AND THOMAS M. TITO, AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP
, in fee.

Title to said premises is vested in Pentagon Federal Credit Union

Property being known as: 958 W 4th Street, Hazleton, PA 18201

Being Luzerne county tax parcel and pin number: 71T7SE22004006000

Improvements thereon consist of: Single Family

Seized and taken in execution as the property of Thomas M Tito.

Weltman, Weinberg & Reis Co., L.P.A.

/s/ Benjamin Hoen

Benjamin N. Hoen, Esquire

PROPERTY ADDRESS: 958 W 4TH ST, HAZLETON, PA 18201

UPI / TAX PARCEL NUMBER: 71-T7SE22-004-006-000

Seized and taken into execution to be sold as the property of THOMAS M TITO in suit of PENTAGON FEDERAL CREDIT UNION.

Attorney for the Plaintiff:
WELTMAN, WEINBERG & REIS CO., LPA
PHILADELPHIA, PA

BRIAN M. SZUMSKI, Sheriff
LUZERNE COUNTY, Pennsylvania