

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 10130/2022

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:

FRIDAY, JUNE 02, 2023
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.

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

Beginning at corner of land now of Steve Berdy and John Berdy on Cherry Street;

Thence southeastward at right angles to said street, one hundred fifty (150) feet along the land of said Steven Berdy and John Berdy, to a corner of lands now or late of James Harvey;

Thence south westward parallel with Cherry Street, forty (40) feet to a corner of land now or late of Marshall Linn;

Thence North westward at right angles to said Cherry Street, one hundred fifty (150) feet along the line of land now or late of Marshall Linn, to Cherry Street;

And thence Northeastward along said Cherry Street, forty (40) feet to the place of beginning.

Improved with a dwelling.

Being the same property conveyed to Joseph Cleary and Renee Frankowski who acquired title, with rights of survivorship, by virtue of a deed from Joseph Cleary, single, dated May 6, 2021, recorded May 11, 2021, at Instrument Number 202129822, and recorded in Book 3021, Page 127389, Office of the Recorder of Deeds, Luzerne County, Pennsylvania.

INFORMATIONAL NOTE: Joseph Cleary died on August 1, 2021, and pursuant to the survivorship language in the above-mentioned deed, all his interests passed to Renee Frankowski.

Premises improved with a single family dwelling more commonly known as 574 Cherry Street, Edwardsville, PA 18704

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 18-G9S2-006-005-000.

Plate No. 18-7-7-6

PROPERTY ADDRESS: 574 CHERRY ST, EDWARDSVILLE, PA 18704

UPI / TAX PARCEL NUMBER: 18-G9S2-006-005-000

Seized and taken into execution to be sold as the property of RENEE FRANKOWSKI in suit of DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE FOR MERRILL LYNCH MORTGAGE INVESTORS TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2007-MLN1.

Attorney for the Plaintiff:
MANLEY DEAS KOCHALSKI LLC
COLUMBUS, OH 614-220-5611

BRIAN M. SZUMSKI, Sheriff
LUZERNE COUNTY, Pennsylvania