

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 11179/2022

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 a Writ of Execution Issued by: M&T BANK

To: NO. 202211179

ALL that certain lot, piece or parcel of land situate in the Township of Hanover, County of Luzerne and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point on the northerly right-of-way line of Country Wood Drive and the most southwesterly corner of Lot 35;

THENCE along the northerly right-of-way line of Country Wood Drive South 74 degrees 10 minutes 00 seconds West a distance of 36.21 feet to a point on the aforementioned right-of-way of Country Wood Drive;

THENCE with a curve turning to the right with an arc length of 133.07 feet, with a radius of 275.01 feet with a chord bearing of South 88 degrees 01 minutes 42 seconds West, with a chord length of 131.77 feet to a corner of Lot 33;

THENCE along Lot 33 North 11 degrees 53 minutes 24 seconds East a distance of 202.95 feet to a point;

THENCE South 88 degrees 49 minutes 48 seconds East a distance of 67.99 (erroneously designed in the prior deed in the chain of title as 7.99) feet to a corner of Lot 35;

THENCE along Lot 35 South 17 degrees 14 minutes 34 seconds East a distance of 191.40 feet to the point of beginning.

CONTAINING an area of 23,685.54 square feet or 0.54 acres more or less.

BEING all of Lot 34 as shown on a plan entitled "Final Subdivision Plan: O & S Realty, Inc., Country Wood Phase II" as prepared by G. and Albert, Consultants, P.C. 490 North Main Street, Suite 103, Pittston, PA 18640. Said plan having been recorded in the Office of the Recorder of Deeds in and for Luzerne County in Map Book 104 at page 32.

Under And Subject To The Covenants, Restrictions And Conditions Of The Residential Development Known As Country Wood Estates, Hanover Township As Recorded In The Office Of The Recorder Of Deeds In And For Luzerne County In Deed Book 2639 At Page 812, Et Seq.

Subject To Restrictions, Reservations, Easements, Covenants, Oil, Gas Or Mineral Rights Of Record, If Any.

TITLE TO SAID PREMISES VESTED IN Edward J. Steve deeded by Edward J. Steve and Jeanne M. Steve, his wife Dated: November 22, 2013 Recorded: November 27, 2013 Bk/Pg #: 3013/243238.

PROPERTY BEING KNOWN AS: 314 Countrywood Drive

Hanover Township, PA 18706

Being

PIN #: I9SW1 B24 L9

Improvements thereon consist of RESIDENTIAL

Seized and taken in execution as the property of: EDWARD STEVE AKA EDWARD J. STEVE

PROPERTY ADDRESS: 314 COUNTRYWOOD DR, HANOVER TWP, PA 18706

UPI / TAX PARCEL NUMBER: I9SW1 B24 L9

Seized and taken into execution to be sold as the property of STEVE, EDWARD AKA EDWARD J STEVE in suit of
M&T BANK.

Attorney for the Plaintiff:
KML LAW GROUP
PHILADELPHIA, PA 215-627-1322

EUGENE A. GURNARI, Interim Sheriff
LUZERNE COUNTY, Pennsylvania