

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 7071/2022

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, OCTOBER 06, 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 the surface and right of soil of the following lot, piece or parcel of land situate in the City of Wilkes-Barre, County of Luzerne and Commonwealth of Pennsylvania, bounded and described as follows:

Beginning at a point on the Southerly side of McFarlane Street in the dividing line of Lots Nos. 30 and 31 on plot of lots

hereinafter referred to:

THENCE along said McFarlane Street North 69 Degrees 15 Minutes East Sixty (60) feet to a point in the dividing line of

Lots Nos. 32 and 33;

THENCE along said dividing line South 30 Degrees 45 Minutes East, One Hundred Twenty (120) feet to a corner in land

now or late of the Lehigh and Wilkes-Barre Coal Company;

THENCE along land of said Lehigh and Wilkes-Barre Coal Company South 59 Degrees 15 Minutes West Sixty (60) feet

to a point in the dividing line of lots Nos. 30 and 31;

THENCE along said dividing line North 30 Degrees 45 Minutes West, One Hundred Twenty (120) feet to a point on McFarlane Street, the place of beginning.

BEING lots Nos. 31 and 32 on map of Empire Park, Wilkes-Barre, Pennsylvania, as allotted for Lewith, Freeman and C.A. Leighton Co., as recorded in Luzerne County Map Book 3, page 29.

Subject to the same conditions, exceptions, and reservations as are contained in line of title.

Title to said premises is vested in CARLA R. MURPHY

Improvements thereon consist of: RESIDENTIAL PROPERTY

PROPERTY ADDRESS: 28 MCFARLAND ST, WILKES BARRE, PA 18702

UPI / TAX PARCEL NUMBER: 73110NW1006043000

Seized and taken into execution to be sold as the property of CARLA R MURPHY in suit of NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING.

Attorney for the Plaintiff:
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
MT. LAUREL, NJ 855-225-6906

BRIAN M. SZUMSKI, Sheriff
LUZERNE COUNTY, Pennsylvania