

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2855B/2023

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:

THURSDAY, JUNE 05, 2025
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 Plaintiff:

To Case No. 202302855B

ALL that certain piece or parcel of land situated in the City of Wilkes-Barre, County of Luzerne, and state of Pennsylvania, bounded and described as follows to wit:

A PARCEL OF LAND LOCATED IN THE STATE OF PA, COUNTY OF LUZERNE, WITH A SITUS ADDRESS OF 153 PARK AVENUE, WILKES-BARRE, PA 18702-4954. C016, CURRENTLY OWNED BY DONALD MARX SR. AKA DONALD MARX HAVING A TAX ASSESS NUMBER OF 73-I9NE2-004-12A-000 AND BEING THE SAME PROPERTY CONVEYED BY DEED DATED MAY 7, 2015 AND RECORDED IN LUZERNE COUNTY DEED BOOK 3015, PAGE 114329.

IT ALSO BEING THE SAME PREMISES CONVEYED BY DEED OF SOPHIE BROOKS AND WILLIAM L. BROOKS, HER HUSBAND, BY DEED TO DONALD MARX AND LORRAINE MARX, HIS WIFE, DATED SEPTEMBER 30, 1976 AND RECORDED IN LUZERNE COUNTY DEED BOOK 1902, PAGE 79. THE SEPTEMBER 30, 1976 DEED DOES NOT CONTAIN A LEGIBLE METES AND BOUNDS DESCRIPTION OF THE PROPERTY.

The Property Identification Number for the above-described parcel is 73-I9NE2-004-12A-000.

Title to said premises is vested in: Marx Brothers Properties, LLC

Property being known as: 153 Park Avenue, Wilkes-Barre, PA 18702

Being Luzerne county tax parcel number and pin number: 73-I9NE2-004-12A-000

Improvements thereon consist of: Residential Dwelling

Seized and taken in execution as the property of: Marx Brothers Properties, LLC

PROPERTY ADDRESS: 153 PARK AVE, WILKES BARRE, PA 18702

UPI / TAX PARCEL NUMBER: 73-I9NE2-004-12A-000

Seized and taken into execution to be sold as the property of MARX BROTHERS PROPERTIES, LLC in suit of UNIVEST BANK AND TRUST CO.

Attorney for the Plaintiff:
KLEHR HARRISON HARVEY BRANZBURG LLP
PHILADELPHIA, PA 215-569-2700

BRIAN M. SZUMSKI, Sheriff
LUZERNE COUNTY, Pennsylvania