

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 12633/2014

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.

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By Virtue of a Writ of Execution Issued by: M&T BANK

To: NO. 2014-12633

PARCEL 1:

ALL THAT CERTAIN piece or parcel of ground situate on the east side of Peace Street, between Tenth and Eleventh Streets in the Diamond Addition to the City of Hazleton, County of Luzerne, Commonwealth of Pennsylvania, being the northwesterly portion of Lot Number Five (5) in Square Number One Hundred One (101) on the plan of the said City of Hazleton, bounded and described as follows, to wit:

BEGINNING at a point, said point being the southeasterly corner of the intersection of Peace Street and Eleventh Street;

THENCE (1) eastwardly along the southern line of Eleventh Street for a distance of one hundred forty (140) feet;

THENCE (2) southwardly in a line parallel with Peace Street for a distance of sixteen (16) feet to a point, said point being the middle line of Lot Number Five (5);

THENCE (3) westwardly in a line parallel with Eleventh Street for a distance of one hundred forty (140) feet to a point said point being the easterly side of Peace Street;

THENCE (4) northwardly along the easterly side of Peace Street for a distance of sixteen (16) feet to a point, the place of BEGINNING.

TOGETHER WITH the northerly half of a double brick building having an address of 719 Peace Street, Hazleton, Pennsylvania. So long as said building is on said land, the middle partition wall of said building shall be the dividing line between the northern and southern halves of Lot Number Five (5). If the building is destroyed or razed, then the description herein by metes and bounds shall apply.

PARCEL 2:

ALL THAT CERTAIN piece or parcel of land situate on the east side of Peace Street, between Tenth and Eleventh Streets in the Diamond Addition to the City of Hazleton, County of Luzerne, Commonwealth of Pennsylvania, being portions of Lots Number Four (4) and Five (5), in Square Number One Hundred One (101) on the plan of the said City of Hazleton, bounded and described as follows, to wit:

BEGINNING at a point on easterly side of Peace Street, said point being sixteen (16) feet southeasterly from the southeast corner of intersection of Peace and Eleventh Streets;

THENCE (1) eastwardly along the middle line of Lot Number Five (5) Parallel with Eleventh Street, for a distance of one hundred forty (140) feet to a point in the said mid line of Lot Number Five (5);

THENCE (2) southwardly in a line parallel with Peace Street for a distance of sixteen (16) feet to a point on the dividing line between Lot Number Five (5) and Lot Number Four (4);

THENCE (3) westwardly in a line parallel with Eleventh Street along the dividing line between Lot Numbers Five (5) and Lot Number Four (4) for a distance of forty (40) feet to a point on said dividing line between Lot Number Five (5) and Lot Number Four (4);

THENCE (4) southwardly in a line parallel with Peace Street for a distance of thirty-two (32) feet to a point in the dividing line between Lot Number Four (4) and Lot Number Three (3);

THENCE (5) westwardly in a line parallel with Eleventh Street along the dividing line between Lot Number Four (4) and Lot Number Three (3) for a distance of one hundred (100) feet to a point on the east side of Peace Street;

THENCE (6) northwardly along the easterly side of Peace Street for a distance of forty-eight (48) feet to a point, the place of BEGINNING.

TOGETHER WITH the southerly half of a double brick building having on address of 717 Peace Street, Hazleton, Pennsylvania.

So long as said building is on said land, the middle partition wall of said building shall be the dividing line between the northern and southern halves of Lot Number Five (5). If the building is destroyed or razed, then the description herein by metes and bounds shall apply.

PIN: 71-T8NW41 B6 L1B

The two Parcels are being combined to form the following New Parcel:

#### NEW PARCEL DESCRIPTION

ALL THAT CERTAIN piece of parcel of ground situate on the east side of Peace Street, between Tenth and Eleventh Streets in the Diamond Addition to the City of Hazleton, County of Luzerne, Commonwealth of Pennsylvania, being the westerly portion of Lots Number Four (4) and Five (5) in square Number One Hundred One (101) on the plan of the said City of Hazleton, bounded as follows, to wit:

BEGINNING at a point, said point being the southeasterly corner of the intersection of Peace Street and Eleventh Street;

THENCE (1) eastwardly along the southern line of Eleventh Street for a distance of one hundred forty (140) feet;

THENCE (2) southwardly in a line parallel with Peace Street for a distance of thirty-two (32) feet to a point on the dividing line between Lot Number Five (5) and Lot Number (4);

THENCE (3) westwardly in a parallel with Eleventh Street along the dividing line between Lot Number Five (5) and Lot Number Four (4) for a distance of forty (40) feet to a point on said dividing line between Lot Number Five (5) and Lot Number Four (4);

THENCE (4) southwardly in a line parallel with Peace Street for a distance of thirty-two (32) feet to a point in the dividing line between Lot Number Four (4) and Lot Number Three (3);

THENCE (5) westwardly in a line parallel with Eleventh Street along the dividing line between Lot Number Four (4) and Lot Number Three (3) for a distance of one hundred (100) feet to a point on the east side of Peace Street;

THENCE (6) northwardly along the easterly side of Peace Street for a distance of sixty-four (64) feet to a point, the place of BEGINNING.

TOGETHER WITH a double brick building having an address of 717-719 Peace Street, Hazleton, Pennsylvania.

PIN: T8NW41 B6

TITLE TO SAID PREMISES VESTED IN Lourdes Rosario deeded by Patricia A. Schiefer

Dated: June 1, 2012 Recorded: June 4, 2012 Bk/Pg #: 3012/93269.

PROPERTY BEING KNOWN AS: 717 - 719 Peace Street  
Hazleton, PA 18201

Being PIN #: T8NW41 B6 L1, T8NW41 B6 L1B & NEW PARCEL T8NW41 B6

Improvements thereon consist of RESIDENTIAL WITH a double brick building

Seized and taken in execution as the property of: Lourdes Rosario

PROPERTY ADDRESS: 717-719 PEACE STREET, HAZLETON, PA 18201

UPI / TAX PARCEL NUMBER: T8NW41 B6 L1, T8NW41 B6 L1B & NEW PARCEL T8NW41 B6

Seized and taken into execution to be sold as the property of LOURDES ROSARIO in suit of M&T BANK.

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

**BRIAN M. SZUMSKI, Sheriff**  
LUZERNE COUNTY, Pennsylvania