

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 8674/2019

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 plaintiff: Fairway Consumer Discount Company

To Case Number: 2019-08674

ALL THAT certain lot, piece, or parcel of land situate in the Franklin Township, County of Luzerne, and Commonwealth of Pennsylvania, bounded and described as follows to wit:

BEGINNING at a point located along the center line of Franklin Township Route 802 being a corner common to lands now or formerly Redmond;

THENCE along the lands now or formerly Redmond, North 89 degrees 46 minutes 00 seconds East 159.70 feet;

THENCE along the lands of M. Bart, the grantee herein, North 1 degrees 01 minutes East 406.04 feet to a corner along the center line of Franklin Township Route No. 823;

THENCE along the center line of Franklin Township Route No. 823, South 71 degrees 10 minutes 05 seconds East 72.61 feet;

THENCE along the same, South 72 degrees 33 minutes 05 seconds East 42.58 feet;

THENCE along the same, South 72 degrees 10 minutes 35 seconds East 81.32 feet;

THENCE along the same, South 73 degrees 00 minutes 45 seconds East 79.97 feet;

THENCE along the same, South 74 degrees 46 minutes 50 seconds East 77.43 feet;

THENCE along the same, South 79 degrees 21 minutes 20 seconds East 51.88 feet;

THENCE along the line of lands of M. Bart, the grantee herein, South 9 degrees 44 minutes 00 seconds East 294.02 feet to an iron pipe corner;

THENCE along the line of lands now or formerly of Redmond, North 89 degrees 46 minutes 00 seconds East 97.55 feet to an iron pin corner;

THENCE along the same, crossing over Franklin Township Route 823 and along the lands now or formerly J. Stankus and lands now or formerly W. Miller, along an old stone wall, North 9 degrees 44 minutes 00 seconds West 1622.93 feet to a flat iron corner;

THENCE along the remnants of an old stone wall, along the lands now or formerly W. Miller, South 79 degrees

01 minutes 05 seconds East 569.33 feet to an iron pin;

THENCE along the lands now or formerly Faux, along an old stone wall, North 30 degrees 43 minutes 35 seconds East 577.38 feet to an iron pipe;

THENCE along the lands now or formerly Harding, along an old blazed line, North 84 degrees 03 minutes 30 seconds West 852.29 feet to an iron pin;

THENCE along the lands now or formerly J. Cease, along an old stone row, South 30 degrees 08 minutes 20 seconds West 549.62 feet to an iron pin;

THENCE along the same, South 89 degrees 53 minutes 20 seconds West 135.01 feet to a point located along the center of Township Route 802;

THENCE along the centerline of Franklin Township Route 802, the following bearings and distances:

1. South 21 degrees 08 minutes 35 seconds East 123.91 feet;
2. South 19 degrees 19 minutes 30 seconds East 49.74 feet;
3. South 16 degrees 33 minutes 15 seconds East 53.73 feet;
4. South 11 degrees 44 minutes 55 seconds East 51.41 feet;
5. South 05 degrees 51 minutes 20 seconds East 51.63 feet;
6. South 01 degrees 33 minutes 55 seconds East 50.70 feet;
7. South 00 degrees 45 minutes 40 seconds West 254.67 feet;
8. South 00 degrees 25 minutes 10 seconds West 241.67 feet;
9. South 04 degrees 07 minutes 10 seconds West 51.00 feet;
10. South 06 degrees 55 minutes 15 seconds West 45.15 feet;
11. South 08 degrees 51 minutes 50 seconds West 154.34 feet;
12. South 09 degrees 22 minutes 10 seconds West 400.00 feet;
13. South 08 degrees 24 minutes 05 seconds West 98.45 feet to the place of beginning.

CONTAINING 24.20 acres of land.

BEING all of Lot I as shown on map titled "DYMOND SUBDIVISION – FRANKLIN TOWNSHIP" dated February 02, 2005.

BEING the same premises conveyed to Margaret Ann Bart by deed from Dymond's Farm and Farm Markets, Timothy L. Dymond, Sr. and Fred W. Dymond, III, general partners, dated October 20, 2005 and recorded in Luzerne County Deed Book 3005 Page 306733.

Property being known as: 24.20 Acres, Franklin Township, Luzerne County, Pennsylvania.

The property Identification Number for the above-described parcel is A9 B00A L01C.

Improvements thereon consist of: Barn

UNDER, SUBJECT TO and TOGETHER with any and all the exceptions, reservations, conditions, covenants, licenses, easements, restrictions, and/or agreements as are contained in prior instruments forming the chain of title to the premises herein conveyed and/or as may be ascertained from a visible inspection of the subject premises.

TOGETHER with any and all buildings and improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, plus any existing inchoate interests or rights appurtenant such as adverse possession rights applicable to the hereby granted premises in law or in equity.

NOTICE IS HEREBY GIVEN to all claimants and parties in interest, that the Sheriff will within thirty (30) days after the sale file a schedule of distribution in his office, where the same will be available for inspection and that distribution will be made in accordance with this schedule unless exceptions are filed to it within twenty (20) days or within twenty (20) days after the Sheriff's Sale if no schedule of distribution need be filed.

SEIZED AND TAKEN into execution at the suit of FAIRWAY CONSUMER DISCOUNT COMPANY against MARGARET ANN BART, and will be sold by:

BRIAN M. SZUMSKI
Sheriff of Luzerne County

LAW OFFICE OF ANDREW D. BIGDA
Attorney

PROPERTY ADDRESS: 24.20 ACRES, FRANKLIN TWP, PA 18612

UPI / TAX PARCEL NUMBER: A9 B00A L01C

Seized and taken into execution to be sold as the property of MARGARET ANN BART in suit of FAIRWAY CONSUMER DISCOUNT COMPANY.

Attorney for the Plaintiff:
LAW OFFICE OF ANDREW D BIGDA
KINGSTON, PA 570-714-4001

EUGENE A. GURNARI, Interim Sheriff
LUZERNE COUNTY, Pennsylvania