

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 43/2023

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:

FRIDAY, DECEMBER 01, 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 that surface or right of soil only in and to that certain lot, piece or parcel of land situate in Jenkins Township, Luzerne County, State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the Westerly side of the Old Boston Road in the Old Boston Settlement, said point being nineteen (19) feet from gauge side of Northerly rail;

THENCE along road aforesaid, North 26 degrees 44 minutes West, eighty-six and zero one-hundredths (86.00) feet to a corner;

THENCE along road North 44 degrees 57 minutes West, seventy-six and five one-hundredths (76.05) feet to a corner;

THENCE along road North 59 degrees 58 minutes West, one hundred forty-four and twenty one-hundredths (144.20) feet to a corner;

THENCE along Lot No. 12, South 12 degrees 10 minutes East, one hundred fifty and two one-hundredths (150.02) feet to a corner;

THENCE along Lot No. 12, South 80 degrees 25 minutes West, sixty-four and eighteen one-hundredths (64.18) feet to a corner;

THENCE South 11 degrees 54 minutes East, one hundred three and twenty one-hundredths (103.20) feet to a corner, being nineteen (19) feet from the gauge side of Northerly rail;

THENCE along railroad parallel to and nineteen (19) feet therefrom aforesaid rail North 75 degrees 54 minutes East, two hundred thirty-four and thirty one-hundredths (234.30) feet to the place of beginning.

CONTAINING 33,231 square feet of land more or less and being parcel No. 13 on map of Boston Settlement on file in the Office of Harry Myers & Sons in the Post Office building in Pittston, Pa.

Title to said premises is vested in Rodney O'Boyle, by the Deed from Judith A. Zola, now by marriage known as Judith A. O'Boyle and Rodney O'Boyle, her husband dated 12/9/1994 and recorded 12/20/1994 in Record Book 2514, Page 109.

Property being known as 43 Old Boston Rd, Pittston, Pennsylvania 18640

Being Luzerne County Tax Parcel Number and PIN Number F129B002L015/33-F12S9-002-015-000 .

Improvements thereon consist of: Residential property.

PROPERTY ADDRESS: 43 OLD BOSTON RD, PITTSTON, PA 18640

UPI / TAX PARCEL NUMBER: 33-F12S9-002-015-000

Seized and taken into execution to be sold as the property of JUNE, CLAUDETTE, SOLELY IN HER CAPACITY AS HEIR OF RODNEY O'BOYLE A/K/A RODNEY OBOYLE A/K/A RODNEY GEORGE OBOYLE A/K/A RODNEY G. O'BOYLE, DECEASED AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT TITLE OR INTEREST FROM OR UNDER RODNEY O'BOYLE A/K/A RODNEY OBOYLE A/K/A RODNEY GEORGE OBOYLE A/K/A RODNEY G. OBOYLE, DECEASED in suit of WELLS FARGO BANK, N.A. S/B/M WACHOVIA BANK, NATIONAL ASSOCIATION.

Attorney for the Plaintiff:
POWERS KIRN, LLC
TREVOSE, PA 215-942-2090

BRIAN M. SZUMSKI, Sheriff
LUZERNE COUNTY, Pennsylvania