

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 5311/2023

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, FEBRUARY 09, 2024
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 certain lot, piece or parcel of land situate, lying and being in the Borough of Edwardsville, County of Luzerne and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the southerly side of Woodward Street, said point being South fifty-five degrees nineteen minutes zero seconds West (S. 55° 19' 00" W.), one hundred eighteen and sixty-three one-hundredths (118.63) feet from the intersection of the southerly sideline of Garfield Street;

THENCE along a line bisecting Lots Numbers One (#1) and Three (#3), designated on a map of building lots on the land of the Northern Coal and Iron Company, known as the "Ross Hill Farm", South thirty-four degrees forty-one minutes zero seconds East (S. 34° 41' 00" E.), ninety-five and fifty-five one-hundredths (95.55) feet to a point;

THENCE along a wooden fence, South fifty-five degrees forty-eight minutes thirty-five seconds West (S. 55° 48' 35" W.) thirty-one and thirty-six one hundredths (31.36) feet to a corner;

THENCE along a wooden fence, and a hedge row, North thirty-four degrees forty-one minutes thirty seconds West (N. 34° 41' 30" W.) ninety-five and twenty-eight one hundredths (95.28) feet to a point;

THENCE along the sideline of Woodward Street North fifty-five degrees nineteen minutes zero seconds East (N. 55° 19' 00" E.) thirty-one and thirty-seven one-hundredths (31.37) feet to the place of BEGINNING.

BEING the southwesterly portions of Lots Numbers One (#1) and Three (#3) of the above "Ross Hill Farm". Also being the southerly portion of a lot recorded in Luzerne County Courthouse in Deed Book 1557, Page 12.

HAVING erected thereon a dwelling known as 286 Woodward Avenue, Edwardsville, PA 18704, and designated as Parcel No. 18-G9S4 -002-004-000.

BEING the same property which Russell E. Lemaitre, by Deed dated September 14, 2018, and recorded with the Recorder of Deeds Office of Luzerne County, Pennsylvania on September 26, 2018, at Deed Book Volume 3018, Page 181142, granted and conveyed unto Russell E. Lemaitre.

PROPERTY ADDRESS: 286 WOODWARD AVE, EDWARDSVILLE, PA 18704

UPI / TAX PARCEL NUMBER: 18-G9S4 -002-004-000

Seized and taken into execution to be sold as the property of RUSSELL E LEMAITRE in suit of FIRST COMMONWEALTH BANK.

Attorney for the Plaintiff:
MCGRATH MCCALL, P.C.
PITTSBURGH, PA 412-281-4333

BRIAN M. SZUMSKI, Sheriff
LUZERNE COUNTY, Pennsylvania