

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 5579/2023

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 WITH THE IMPROVEMENTS THEREON, SITUATE IN THE TOWNSHIP OF DALLAS, COUNTY OF LUZERNE AND COMMONWEALTH OF PENNSYLVANIA, TOGETHER WITH ANY AND ALL RESIDUAL, INCHOATE AND REMAINDER RIGHTS THAT GRANTOR OWNS OR MAY OWN IN RELATION TO THE PROPERTY BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

THE FIRST THEREOF

BEGINNING AT A CORNER ON THE NORTHEASTERLY SIDE OF THE STATE HIGHWAY BETWEEN DALLAS AND KUNKLE, SAID CORNER BEING NINETY-TWO AND SEVEN TENTHS (92.7) FEET MEASURED ON A COURSE OF SOUTH 35°39' EAST FROM THE END OF A STONE WALL ON LINE BETWEEN WALTER ELSTON AND WILLIAM T. WEAVER, SAID BEGINNING BEING ON THE LINE BETWEEN WILLIAM T. WEAVER AND CHARLES S. MARTIN; THENCE ALONG LAND OF WILLIAM T. WEAVER, NORTH 58° 33' EAST, ONE HUNDRED SEVENTY-FOUR AND SEVENTY-FOUR HUNDREDTHS (174.74) FEET TO A CORNER; THENCE THROUGH LAND OF CHARLES S. MARTIN, THE FOLLOWING 2 COURSES AND DISTANCES:

1. SOUTH 37° 47' EAST, THIRTY-ONE (31) FEET;
2. SOUTH 58° 33' WEST, ONE HUNDRED SEVENTY-FOUR AND SEVENTY-FOUR HUNDREDTHS (174.74) FEET TO THE NORTHEASTERLY SIDE OF THE STATE HIGHWAY BETWEEN DALLAS AND KUNKLE;

THENCE ALONG SAID HIGHWAY, NORTH 37° 47' WEST, THIRTY-ONE (31) FEET TO THE PLACE OF BEGINNING.

THE SECOND THEREOF

BEGINNING AT A CORNER OF LAND IN LINE OF LAND BETWEEN THE LAND HEREBY CONVEYED AND LAND OF MARVIN ELSTON AND LANA ELSTON, HIS WIFE, IN THE CENTER OF THE PUBLIC ROAD LEADING TO DALLAS; THENCE ALONG LINE OF LAND OF MARVIN ELSTON AND LANA ELSTON AFORESAID, NORTH 85° 30' EAST, TWO HUNDRED AND THIRTY (230) FEET TO A CORNER IN A POINT ON SAID DIVIDING LINE; THENCE IN A SOUTHWESTERLY DIRECTION, ONE HUNDRED EIGHTY (180) FEET TO A POINT IN THE CENTER OF SAID PUBLIC ROAD; THENCE IN A NORTHWESTERLY DIRECTION ALONG THE CENTER OF SAID PUBLIC ROAD, ONE HUNDRED AND FIVE (105) FEET TO THE PLACE OF BEGINNING.

BEING A TRIANGULAR PIECE OF LAND TAKEN FROM THE SOUTHWESTERLY CORNER OF A TRACT OF LAND CONVEYED TO EDITH A. COSTANZO, GRANTOR HEREIN, BY DEED DATED NOVEMBER 27, 1973 AND RECORDED IN LUZERNE COUNTY DEED BOOK 715, PAGE 104.

THE THIRD THEREOF

BEGINNING AT A CORNER OF LAND OF THE GRANTOR HEREIN ON THE NORTHEASTERLY SIDE OF THE STATE HIGHWAY; ROUTE NUMBER 309 (DALLAS TO BEAUMONT), SAID CORNER BEING TWENTY-FIVE (25) FEET FROM THE

CENTER LINE OF THE SAID HIGHWAY;
THENCE ALONG THE LINE OF LAND OF THE GRANTOR, NORTH 58° 33' EAST, ONE HUNDRED SEVENTY-FOUR AND SEVENTY-FOUR HUNDREDTHS (174.74) FEET TO A CORNER;
THENCE SOUTH 27°37' EAST, SIXTY-FIVE (65) FEET TO A POINT ON THE NORTHERLY SIDE OF A PROPOSED STREET;
THENCE ALONG THE NORTHERLY SIDE OF THE SAID PROPOSED STREET, ALONG VARIOUS CURVES, ABOUT ONE HUNDRED EIGHTY (180) FEET TO THE NORTHEASTERLY SIDE OF THE AFORESAID STATE HIGHWAY, ROUTE NUMBER 309;
THENCE ALONG THE NORTHEASTERLY SIDE OF SAID STATE HIGHWAY, NORTH 37°47' WEST, FIVE (5) FEET TO THE PLACE OF BEGINNING.

CONTAINING 5000 SQUARE FEET OF LAND, MORE OR LESS AND BEING A PORTION OF A LARGER TRACT OF LAND CONVEYED TO THE GRANTOR HEREIN BY DEED DATED APRIL 15, 1945 AND RECORDED IN LUZERNE COUNTY DEED 1623, PAGE 412.

SUBJECT TO ALL EXCEPTIONS, RESERVATIONS, CONDITIONS, AND RESTRICTIONS AS CONTAINED IN ALL DOCUMENTS IN THE CHAIN OF TITLE BUT WITH ANY EXISTING INCHOATE INTEREST OR RIGHTS APPURTENANT SUCH AS RIGHTS BY ADVISE POSSESSION.

PIN 10-C8S5-001-001 &002

Title to said premises is vested in Wayne T. Gyle, by the Deed from Michael J. Slacktish, Sr and Mary Slacktish, Husband and Wife dated 11/12/2020 and recorded 11/18/2020 in Record Book 3020, Page 239576, Instrument No. 202056909.

Property being known as 3637 SR 309 Hwy, Dallas, Pennsylvania 18612
Being Luzerne County Tax Parcel Number and PIN Number 10-C8S5-001-001-000 & 10-C8S5-001-002-000 .
Improvements thereon consist of: Residential property.

PROPERTY ADDRESS: 3637 SR 309 HWY, DALLAS, PA 18612

UPI / TAX PARCEL NUMBER: 10-C8S5-001-001-000 & 10-C8S5-001-002-000

Seized and taken into execution to be sold as the property of WAYNE T GYLE in suit of PENNYMAC LOAN SERVICES, LLC.

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

BRIAN M. SZUMSKI, Sheriff
LUZERNE COUNTY, Pennsylvania