

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 5856/2023

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, JUNE 14, 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, parcel or tract of land situate, lying and being in the Township of Jackson, County of Luzerne and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point, said point being an iron pipe found on line of lands now or formerly of Lawrence and Dorothy Stash, said point also being the northeastern corner of lands now or formerly of Jacob Gabel; THENCE along land now or formerly of said Jacob Gabel and crossing a thirty-three (33) foot wide private road or drive South fifty-one (51) degrees forty-eight (48) minutes fifty-five (55) seconds West four hundred forty-one and thirty-one hundredths (441.31) feet to a #5 rebar with cap set on line of land now or formerly of Robert and Helen Stash; THENCE along the Western side line of said private road or drive, North thirty (30) degrees four (4) minutes thirty-five (35) seconds West nine hundred fifty-two and eleven hundredths (952.11) feet to a #5 rebar with cap set on line of land now or formerly of Andrew Kasko; THENCE along land now or formerly of said Andrew Kasko, North fifty-eight (58) degrees twenty-nine (29) minutes no (0) seconds East four hundred sixty-one and fifty-eight hundredths (461.58) feet to an old iron pin; THENCE along land now or formerly of Lawrence and Dorothy Stash, South twenty-eight (28) degrees thirty-one (31) minutes no (0) seconds East nine hundred one and seventy-nine hundredths (901.79) feet to the point of beginning. TRANSFERRED HEREIN also are all rights, title and interest of the Grantor herein to that thirty-three (33) foot wide private road or drive leasing from Pennsylvania State Route SR 1012 to the southern most line of the above described tract. EXCEPTING AND RESERVING out and from the above described tract are those previously transferred rights, to a thirty-three (33.00) foot wide private road or drive as shown on that survey map by Albert Martino Jr. P.L.S. and recorded in the Office of the Recorder of Deeds in and for Luzerne County.

CONTAINING 9.55 acres, more or less.

TITLE TO SAID PREMISES VESTED IN George Comerosky, now deceased and Lynda Marie Comerosky, his wife deeded by Joseph Solinski and Pauline Solinski, his wife Dated: September 26, 2001 Recorded: October 4, 2001 Bk/Pg #: 3001/188529.

PROPERTY BEING KNOWN AS: 2530 Chase Road, Shavertown, PA 18708

Being PIN #: G7 BA L56E

Improvements thereon consist of RESIDENTIAL

PROPERTY ADDRESS: 2530 CHASE RD, SHAVERTOWN, PA 18708

UPI / TAX PARCEL NUMBER: G7 BA L56E

Seized and taken into execution to be sold as the property of COMEROSKY, LYNDIA MARIE AKA LYNDIA MARIE K. COMEROSKY 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