

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2930/2023

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:

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 FirstKey Master Funding 2021-A Collateral Trust, U.S. Bank Trust National Association as Collateral Trust Trustee c/o Specialized Loan Servicing LLC

To case number 2023-02930

ALL those certain pieces or parcels of land situate in Pittston City, Luzerne County, Commonwealth of Pennsylvania, described as follows, to wit:

THE FIRST THEREOF: Beginning at a corner on the northerly side of Butler Street, said Corner being two hundred (200) feet in an easterly direction from the corner of Butler Alley, thence North 37 degrees 53 minutes East seventy (70) feet to a corner; thence South 52 degrees 7 minutes East fifty (50) feet to a corner of land now of Rose Capone; thence along said Capone's land South 37 degrees 53 minutes West (70) feet to a corner on Butler Street aforesaid; and thence along Butler Street North 52 degrees 7 minutes West fifty (50) feet to the place of beginning. Containing 3500 square feet of land more or less.

THEN SECOND THEREOF: Being the front part of Lot No. 16 on George Street in the City of Pittston, as per map in the Pennsylvania Coal Company's Office and beginning at a corner, the intersection of the easterly side of George Street with the northerly line of a strip of land formerly the right-of-way of a plane of the Butler Railroad, said right-of-way being now a part of Butler Street; thence by George Street northerly fifty-eight and eight-tenths (58.8) feet; thence by Lot No. 14 parallel with Butler Street southeasterly sixty and five tenths (60.5) feet; thence at right angles to Butler Street southwesterly fifty (50) feet and thence along the right-of-way of line aforesaid parallel with Butler Street, northwesterly twenty-nine and five tenths (29.5) feet to the place of beginning. Containing 2,250 square feet of land, or thereabout.

BEING the same premises conveyed from Nunzio Bianco and Rosa Bianco, his wife, to Richard Capone and Joyce Capone, his wife, by deed dated the 25th day of September, 1985, and recorded in the Office for the Recording of Deeds of Luzerne County in Deed Book 2171 Page 444.

SUBJECT to the same reservations, restrictions, limitations and conditions as contained in previous deed in the line of title.

Parcel: E11 NE3-17-16

Commonly known as: 28 Butler Street, Pittston, PA 18640

TITLE TO SAID PREMISES IS VESTED In James V. Wallace, Jr. and Lisa Wallace, his wife, their heirs and assigns by deed Richard Capone and Joyce Capone, his wife, dated 11/07/2006 and recorded on 11/15/2006 by the Luzerne County Recorder of deeds Office, at Book 3006, Page 317318 at Instrument #5735916

Property being known as: 28 Butler Street, Pittston, PA 18640

Being Luzerne County tax parcel number and pin number: Parcel ID: 72-E-11NE3-017-016-000 PIN NO.: 72-6-52-4

Improvements thereon consist of: Residential

Seized and taken in execution as the property of James V. Wallace, Jr. and Lisa Wallace

PROPERTY ADDRESS: 28 BUTLER ST, PITTSTON, PA 18640

UPI / TAX PARCEL NUMBER: 72-E-11NE3-017-016-000

Seized and taken into execution to be sold as the property of LISA WALLACE AND JAMES V WALLACE, JR in suit of FIRSTKEY MASTER FUNDING 2021-A COLLATERAL TRUST, U.S. BANK TRUST NATIONAL ASSOCIATION AS COLLATERAL TRUST TRUSTEE.

Attorney for the Plaintiff:
PARKER MCCAY PA
MOUNT LAUREL, NJ 856-810-5815

BRIAN M. SZUMSKI, Sheriff
LUZERNE COUNTY, Pennsylvania