

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2467/2023

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 writ of execution issued by plaintiff: FIRST HERITAGE FINANCIAL LLC vs. Charles A. Medwetz

To case number 202302467

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND SITUATE IN THE TOWNSHIP OF RICE, COUNTY OF LUZERNE AND COMMONWEALTH OF PENNSYLVANIA, MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT;

BEGINNING AT A POINT IN THE NORTHERLY SIDE OF A FIFTY (50) FOOT WIDE RIGHT-OF-WAY REFERRED TO AS PATRIOT CIRCLE ON A PLOT OF LOTS BEARING THE TITLE CORRECTIVE FINAL SUBDIVISION PLAN FOR THE VILLAGE AT MOUNTAINTOP, HEREINAFTER REFERRED TO PREPARED BY BORTON-LAWSON ENGINEERING, DATED JULY 24, 1994 AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS, IN AND FOR LUZERNE COUNTY, IN MAP BOOK 80 AT PAGES 51-52, SAID POINT BEING THE COMMON FRONT CORNER IN THE DIVISION LINE BETWEEN LOTS 8C AND 8D ON SAID PLOT OF LOTS;

THENCE ALONG SAID DIVISION LINE AND THROUGH THE CENTERLINE OF A PARTITION WALL DIVIDING EXISTING TOWNHOUSE UNITS PRESENTLY OCCUPYING LOTS 8C AND 8D NORTH FOUR DEGREES TWO MINUTES FIFTEEN SECONDS EAST (N 4° 02' 15" E) ONE HUNDRED FIFTY AND NO ONE HUNDREDTHS (150.00) FEET MORE OR LESS, TO A POINT IN THE SOUTHERLY LINE OF LANDS NOW OR FORMERLY OF JOHN SHARKOWICZ, ET AL;

THENCE ALONG SAID LINE OF LANDS SOUTH EIGHTY-SIX DEGREES THREE MINUTES FORTY SECONDS EAST (S 86° 03' 40" E) THIRTY-NINE AND FOURTEEN ONE HUNDREDTHS (39.14) FEET, MORE OR LESS, TO A POINT IN THE WESTERLY SIDE OF A FORTY (40) FOOT WIDE RIGHT-OF-WAY KNOWN AS ROSALIND STREET;

THENCE ALONG THE WESTERLY SIDE OF THE AFORESAID ROSALIND STREET, SOUTH THREE DEGREES FIFTY-SIX MINUTES TWENTY SECONDS WEST (S 3° 56' 20" W) ONE HUNDRED THIRTY AND NO ONE HUNDREDTHS (130.00) FEET, MORE OR LESS, TO A POINT;

THENCE CONTINUING ALONG THE AFORESAID ROSALIND STREET BY A CURVE TO THE RIGHT IN A SOUTHWESTERLY DIRECTION HAVING A RADIUS OF TWENTY AND NO ONE HUNDREDTHS (20.00) FEET AND AN ARC DISTANCE OF THIRTY-ONE AND FORTY-TWO ONE HUNDREDTHS (31.42) FEET SUBTENDED BY A CHORD HAVING A BEARING OF SOUTH FORTY-EIGHT DEGREES FIFTY-SIX MINUTES TWENTY SECONDS WEST (S 48° 56' 20" W) AND A DISTANCE OF TWENTY-EIGHT AND TWENTY-EIGHT ONE HUNDREDTHS (28.28) FEET MORE OR LESS TO A POINT IN THE NORTHERLY SIDE OF THE AFOREMENTIONED PATRIOT CIRCLE;

THENCE ALONG THE AFORESAID PATRIOT CIRCLE NORTH EIGHTY SIX DEGREES THREE MINUTES FORTY SECONDS WEST (N 86° 03' 40" W) NINETEEN AND FORTY ONE HUNDREDTHS (19.40) FEET TO THE POINT

OF BEGINNING.

BEING ALL OF LOT 8D AS SHOWN ON THE AFORESAID CORRECTIVE FINAL SUBDIVISION PLAN FOR THE VILLAGE AT MOUNTAINTOP.

UNDER AND SUBJECT TO ALL RESTRICTIONS, RESERVATIONS, CONDITIONS, COVENANTS AND EXCEPTIONS AS MAY BE SET FORTH IN PRIOR DEEDS IN THE CHAIN OF TITLE.

PARCEL ID: 53-M9S1-001-08D-000

FOR INFORMATIONAL PURPOSES ONLY: Being known as 201 Patriot Circle, Mountain Top, PA 18707

BEING THE SAME PREMISES which Joseph A. Columbus, Jr. and Mary Ellen Columbus, by Deed dated June 28, 2013 and recorded July 2, 2013 in the Office of the Recorder of Deeds in and for the County of Luzerne, Pennsylvania in Book 3013 Page 126568 Instrument No. 201330839 granted and conveyed unto Charles A. Medwetz in fee.

Title to said premises is vested in Joseph A. Columbus, Jr. and Mary Ellen Columbus, his wife by Deed dated June 28, 2013 and recorded in the Luzerne County Recorder of Deeds Office on July 2, 2013 in Book 3013, Page 126568, Instrument # 201330839.

Property being known as: 201 Patriot Circle, Mountain Top, PA 18707

Being Luzerne County tax parcel number and pin number: 53-M9S1-001-08D-000

Improvements thereon consist of: Residential Dwelling

Seized and taken in execution as the property of: FIRST HERITAGE FINANCIAL LLC against Charles A. Medwetz and will be sold by

Sheriff of Luzerne County

Christopher A. DeNardo, Esquire
Attorney for Plaintiff

PROPERTY ADDRESS: 201 PATRIOT CIRCLE, MOUNTAIN TOP, PA 18707

UPI / TAX PARCEL NUMBER: 53-M9S1-001-08D-000

Seized and taken into execution to be sold as the property of CHARLES A MEDWETZ in suit of FIRST HERITAGE FINANCIAL LLC.