

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2855/2023

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.

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ALL THAT CERTAIN lot or piece of ground situate in Wilkes-Barre City, County of Luzerne, Commonwealth of Pennsylvania.

All the surface or right of soil in and to those certain Lots of land with buildings thereon at the northeasterly corner or Blackman and High Streets, Fourteenth Ward, in the City of Wilkes-Barre, County of Luzerne and State of Pennsylvania, bounded and described as follows, to wit:

THE FIRST THEREOF:

BEGINNING at the said northeasterly corner of said Blackman and High Streets;

THENCE North 41 degrees 30 minutes east along said High Street, one hundred thirty-six and six-tenths (136.6) feet, more or less, to a corner of land now or formerly of Nomie Davie;

THENCE North 48 degrees 30 minutes West along said land now or formerly of Nomie Davie, eighty-six (86) feet, more or less, to line of land now or formerly of Charles and Edwin Thoma;

THENCE South 35-1/4 degrees West along said Thoma land forty (40) feet, more or less, to corner of land now or formerly of D.A. George;

THENCE South 48 degrees 30 minutes East along said George land, thirty-five (35) feet more or less, to a corner;

THENCE still along said George land South 41 degrees 30 Minutes West, one hundred (100) feet, more or less, to the line of Blackman Street;

THENCE along Blackman Street 48 degrees 30 minutes East, thirty-seven and five-tenths (37.5) feet, more or less, to High Street, the place of beginning.

THE SECOND THEREOF:

BEGINNING at a point on the northeasterly side of Blackman Street, thirty-seven and one-half (37-1/2) feet, more or less, from the corner of High Street, said point being a corner of land now or formerly of A. W. Schlingmann;

THENCE North 41-1/2 degrees East, along said Schlingmann lot, one hundred (100) feet, more or less to a corner,

THENCE still along said Schlingmann land, North 48-1/2 degrees West, thirty-five (35) feet, more or less, to line of land now or formerly of Charles and Edwin Thoma;

THENCE along said Thoma land, South 35-1/4 degrees West, one hundred (100) feet, more or less, to Blackman Street aforesaid;

THENCE South 48 degrees East, along said Blackman Street, thirty-five (35) feet, more or less, to the place of beginning.

THE THIRD THEREOF:

BEGINNING at a point on the said northeasterly side of said Blackman Street, seventy-two and five-tenths (72.5) feet, more or less, from the intersection of High Street with Blackman Street, a corner of land now or formerly of D. A. George;

THENCE North 35-1/4 degrees East, one hundred (100) feet along said George land, forty (40) feet along land now or formerly of A. W. Schlingmann, Forty (40) feet along land now or formerly of Nomie Davie, forty (40) feet along land now or formerly of Dominic DeVitzer and forty (40) feet along land now or formerly of T. R. Martin a total of two hundred sixty (260) feet to line now or formerly of John Azain;

THENCE North 48-1/2 degrees West, along land now or formerly of John Azain and land now or formerly of Henry Heidenreich, sixty-six and seventy one-hundredths (66.70) feet, more or less, to corner of land now or formerly of Mae Irene Lutsey;

THENCE South 35-1/4 degrees west, along said Lutsey land sixty-nine and five tenths (69.5) feet, more or less, to a

corner;  
THENCE still along said Lutsey land, North 48-1/2 degrees West, thirty-five (35) feet, more or less, to line of land now or formerly of William Dubriskie;  
THENCE South 30 degrees 51 minutes West, along line of said Dubriskie land, one hundred ninety-two (192) feet, more or less, to the line of Blackman Street;  
THENCE South 48-1/2 degrees East, eighty-seven (87) feet, more or less, to the place of beginning.  
BEING premises No. 110 on said Blackman Street.

Title to said premises is vested in: Marx Brothers Properties, LLC  
Property being known as: 373 High Street, Wilkes-Barre, PA 18702  
Being Luzerne County tax parcel number/pin number: 73-19NE1-015-015-000  
Improvements thereon consist of: Residential Dwelling  
Seized and taken in execution as the property of: Marx Brothers Properties, LLC  
PROPERTY ADDRESS: 373 HIGH ST, WILKES BARRE, PA 18702  
UPI / TAX PARCEL NUMBER: 73-19NE1-015-015-000

Seized and taken into execution to be sold as the property of MARX BROTHERS PROPERTIES, LLC in suit of UNIVEST BANK AND TRUST CO.

**Attorney for the Plaintiff:**  
KLEHR HARRISON HARVEY BRANZBURG LLP  
PHILADELPHIA, PA 215-569-2700

**BRIAN M. SZUMSKI, Sheriff**  
**LUZERNE COUNTY, Pennsylvania**