

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 6864/2023

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, APRIL 05, 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.

Tract I:

ALL that certain piece, parcel or tract of land situate in the City of Hazleton, County of Luzerne and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a railroad spike marking the northwest corner of the intersection of the westerly side of York Alley with the northerly side of Fifteenth Street; thence along the northerly side of Fifteenth Street, South eighty-three degrees, nineteen minutes West (S. 83° 19' W.) forty-one and fifty-nine one-hundredths (41.59') feet to a nail; thence along lands of Thaddeus Lonczynski, North six degrees, forty-one minutes West (N. 06° 41' W.) one hundred twenty-eight (128.00') feet to a point; thence along other lands of Grantors herein, North eighty-three degrees, nineteen minutes East (N. 83° 19' E.) forty-one (41.00') feet to an iron rod; thence along the westerly side of York Alley, South six degrees, forty-one minutes East (S. 06° 41' E.) one hundred twenty-eight (128.00') feet to a railroad spike, the place of BEGINNING.

CONTAINING 5,285.76 square feet. IMPROVED with premises known as 1235 W. 15th St. Hazleton, Pa 18201.

Tract II:

ALL that certain piece, parcel or tract of land situate in the City of Hazleton, County of Luzerne and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a nail marking the northeast corner of the intersection of the easterly side of York Alley with the northerly side of Fifteenth Street; thence along the easterly side of York Alley, North six degrees, forty-one minutes West (N. 06° 41' W.) one hundred forty-two and sixty one-hundredths (142.60') feet to a bolt; thence along lands of Chester and Elaine Bartlinski, North eighty-three degrees, nineteen minutes East (N. 83° 19' E.) forty (40.00') feet to a bolt; thence South six degrees, forty-one minutes East (S. 06° 41' E.) one hundred forty-two and sixty one-hundredths (142.60') feet to a nail in the northerly side of Fifteenth Street; thence along the same, South eighty-three degrees, nineteen minutes West (S. 83° 19' W.) forty (40.00') feet to a nail, the place of BEGINNING.

CONTAINING 5,704.00 square feet. IMPROVED with premises known as 1235 W. 15th Street, Hazleton, PA 18201.

Tract I and II are as a result of a survey by Schumacher Engineering, Inc. dated March 14, 1983, Drawing 83-109.

BEING THE SAME PREMISES granted and conveyed unto Jeffrey E. Metzger, by virtue of a Deed of Jeffrey E. Metzger and Susan M. Metzger, husband and wife, dated this 30th day of November, 2006, and recorded in Luzerne County Recorder of Deeds Office on December 12, 2006, to Luzerne County Record Book 3006, Page 343763; Instrument No. 5740496.

TOGETHER WITH AND UNDER AND SUBJECT TO all restrictions, reservations, covenants, privileges, exceptions, easements, limitations and conditions as the same appear in the above referenced Deed Book 2102, Page 884 and as appear in the chain of title.

IMPROVED PROPERTY BEING KNOWN AS: 1235 W. 15th Street, Hazleton, PA 18201, and a vacant lot located on Fifteenth Street.

IMPROVEMENTS THEREON CONSIST OF: Commercial building

PROPERTY IDENTIFICATION NUMBERS OF THE ABOVE-DESCRIBED PARCEL: T7NE31 001 006 and 007

ALL that certain piece, tract of land situate in the City of Hazleton, County of Luzerne and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a bolt on the southerly line of lands now or late of Chester Bartlinski and Aileen Bartlinski, his wife, (Deed Book 1048, Page 17), said point of beginning being located north eighty-three degrees nineteen minutes east (N. 83° 19' E.) forty (40) feet from a nail on the east line of York Alley (being the southwest corner of said Bartlinski lands), said point also being the northeast corner of other lands of Grantees herein (Tract No., 2, Deed Book 2102, Page 884); thence from said point of beginning along the southerly line of said Bartlinski lands north eighty-three degrees nineteen minutes east (N. 83° 19' E.) a distance of one hundred sixty (160) feet to a point on the westerly line of McNair Street; thence in a southerly direction along the westerly line of said McNair Street south six degrees forty-one minutes east (S. 6° 41' E.) 78.60 feet to a point being the northeast corner of lands now or late of Eugene J. Mugger, et ux., (Deed Book 2905, Page 251); thence in a westerly direction along the northerly line of said Brugger lands, south eighty-three degrees nineteen minutes west (S. 83° 19' W.) a distance of one hundred sixty (160) feet to a point, said point being the northwesterly corner of said Brugger lands and also a point on the easterly line of Tract No 2 of said other lands of Grantees herein; thence in a northerly direction along the easterly line of said other lands of Grantees herein north six degrees forty-one minutes west (N. 6° 41' W.) a distance of 78.60 feet to a point, the place of BEGINNING.

BEING THE SAME PREMISES granted and conveyed unto Jeffrey E. Metzger, by virtue of a Deed of Jeffrey E. Metzger and Susan M. Metzger, husband and wife, dated this 30th day of November, 2006, and recorded in Luzerne County Recorder of Deeds Office on December 12, 2006, to Luzerne County Record Book 3006, Page 343767; Instrument No. 5740497.

TOGETHER WITH AND UNDER AND SUBJECT TO all restrictions, reservations, covenants, privileges, exceptions, easements, limitations and conditions as the same appear in the chain of title.

HAZARDOUS WASTE IS NOT BEING DISPOSED OF NOR HAS IT EVER BEEN DISPOSED OF ON THE PROPERTY CONVEYED HEREIN BY THE GRANTOR'S OR TO THE GRANTOR'S KNOWLEDGE. A HAZARDOUS SUBSTANCE IS DEFINED AT SECTION 103 OF THE PENNSYLVANIA HAZARDOUS SITES CLEAN ACT, ACT NO. 108 OF 1988, HAS NEVER BEEN DISPOSED AND IS NOT PRESENTLY BEING DISPOSED BY THE GRANTOR'S NAMED HEREIN OR TO THE GRANTOR'S ACTUAL KNOWLEDGE, IN OR ON THE PREMISES IN QUESTION.

NOTICE - THIS DOCUMENT MAY NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL AND IN THAT CONNECTION DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR STRUCTURE ON OR IN SUCH LAND. THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTHERWISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT. (This notice is set forth in the manner provided in Section 1 of the Act of July 17, 1957, P.L., 984 as amended, and is not intended as notice of unrecorded instruments, if any.)

IMPROVEMENTS THEREON CONSIST OF: Vacant lot located on McNair Street

PROPERTY IDENTIFICATION NUMBER OF THE ABOVE-DESCRIBED PARCEL:  
T7NE31 001 004

PROPERTY ADDRESS: 1235 W 15TH ST, HAZLETON, PA 18201

UPI / TAX PARCEL NUMBER: T7NE31 001 006, 007 AND 004

**Seized and taken into execution to be sold as the property of JEFFREY E METZGER in suit of FIRST NATIONAL COMMUNITY BANK, NOW BY ASSIGNMENT, GMK PROPERTIES, LLC.**

**Attorney for the Plaintiff:**  
HOURIGAN, KLUGER & QUINN  
KINGSTON, PA 570-287-3000

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