

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 4367/2018

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:

MONDAY, OCTOBER 07, 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 OR PIECE OF GROUND, WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERECTED, SITUATE AND BEING KNOWN AS NO. 306 DIVISION STREET, HUGHESTOWN BOROUGH, LUZERNE COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHWESTERLY LINE OF LAND, NOW OR LATE OF PENNSYLVANIA COAL COMPANY, IN THE DIRECTION OF NORTH, 44 DEGREES EAST, AND 78 FEET DISTANT FROM A STONE MONUMENT CORNER IN THE EASTERLY LINE OF CERTIFIED LOT NO. 27, NOW OR LATELY OWNED BY THE PENNSYLVANIA COAL COMPANY; THENCE NORTH 44 DEGREES EAST, 56 FEET TO &CORNER; THENCE NORTH 59 DEGREES 33 MINUTES WEST, 69 FEET TO A CORNER IN TIME OF THE RIGHT-OF-WAY OF THE ERIE RAILROAD COMPANY;
THENCE SOUTH 23 DEGREES 45 MINUTES WEST, 35 FEET TO A POINT;
THENCE SOUTH 37 DEGREES 15 MINUTES WEST, 9 FEET TO A POINT;
THENCE SOUTH 52 DEGREES 54 MINUTES EAST, 53.1 FEET TO THE PLACE OF BEGINNING. TOGETHER WITH THE IMPROVEMENTS THEREON.

Title to said Premises vested in Joan Spudis by Deed from Anna Mullarkey dated February 28, 1980 and recorded on March 10, 1980 in the Luzerne County Recorder of Deeds in Book 2014, Page 447.

Property being known as: 306 Division Street, Hughestown, PA 18640

Being Luzerne County tax parcel number and pin number: 28-E12NW1-006-003-00

PROPERTY ADDRESS: 306 DIVISION STREET, HUGHESTOWN, PA 18640

UPI / TAX PARCEL NUMBER: 28-E12NW1-006-003-000

Seized and taken into execution to be sold as the property of THOMAS W SPUDIS AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JOAN SPUDIS, DECEASED in suit of U.S. BANK NATIONAL ASSOCIATION AS INDENTURE TRUSTEE FOR CIM TRUST 2015-2AG MORTGAGE-BACKED NOTES, SERIES 2015-2AG.

Attorney for the Plaintiff:
ALBERTELLI LAW
MOUNT LAUREL, NJ 856-724-1888

BRIAN M. SZUMSKI, Sheriff
LUZERNE COUNTY, Pennsylvania