

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 1638/2023

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, FEBRUARY 07, 2025
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 the surface or right of soil of all those certain lot of land situate, lying and being in the Borough of Ashley in the Borough of Ashley, County of Luzerne and State of Pennsylvania, bounded and described as follows:

BEGINNING at an iron pin on the Southwesterly side of Ashley Street, the same being the corner between Lots Nos. 3 and 4;
THENCE Southwesterly along the line between said Lots Nos. 3 and 4, ninety-six (96) feet to an iron pin in line of Lot No. 7;
THENCE Southeasterly along line of Lot No. 7, thirty (30) feet to a corner;
THENCE Northeasterly and parallel with the line between Lots Nos. 3 and 4 in a line running through the middle of a two-story frame double dwelling house, ninety-six (96) feet to a corner in line of Ashley Street, aforesaid, and;
THENCE Northwesterly along said Ashley Street, thirty (30) feet to a corner, the place of beginning.
BEING the Northwesterly one-half of Lot No. 3 in allotment of lots laid out by Godfrey Smith, widower, and recorded in Map Book 2, page 72.

This Deed is hereby made subject to the same exceptions, reservations, covenants, conditions, waivers and restrictions as are contained in prior deeds or other instruments forming the chain of title to said premises.

Title to said premises is vested in HEATHER MALIA A/K/A HEATHER MARIA TENCZA ; THOMAS TENCZA
Property being known as: 81 ASHLEY STREET BOROUGH OF ASHLEY, PA 18706
Being Luzerne county tax parcel number and pin number: 01-I9SE4-012-005-000
Improvements thereon consist of: RESIDENTIAL PROPERTY

PROPERTY ADDRESS: 81 ASHLEY ST, ASHLEY, PA 18706

UPI / TAX PARCEL NUMBER: 01-I9SE4-012-005-000

Seized and taken into execution to be sold as the property of MALIA, HEATHER A/K/A HEATHER MARIA TENCZA AND THOMAS TENCZA in suit of MCLP ASSET COMPANY, INC.

Attorney for the Plaintiff:
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
MT. LAUREL, NJ 855-225-6906

BRIAN M. SZUMSKI, Sheriff
LUZERNE COUNTY, Pennsylvania