

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 11815/2023

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:

THURSDAY, JUNE 05, 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 and right of soil of all those certain lots, pieces or parcels of land situate in the Township of Plains, County of Luzerne and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the Southerly side of Harriet Street in line of Lot No. 332;

THENCE along the line of Lot No. 332 South thirty-four (34) degrees fifty-one (51) minutes West, one hundred seventeen and thirty-eight one-hundredths (117.38) feet to Lot No. 286;

THENCE along the lines of Lots Nos. 286, 285, 284, and 283, North fifty-five (55) degrees nine (09) minutes West, sixty-seven and two-tenths (67.2) feet to a point in rear line of Lot No. 338;

THENCE along rear line of Lots Nos. 338, 337, and part of 336, North sixty-six (66) degrees thirty-seven (37) minutes East, forty-four and nine one-hundredths (44.09) feet to a point;

THENCE along the line dividing Lot No. 336 and which line is parallel to the line dividing Lots Nos. 336 and 337, North twenty-three (23) degrees twenty-three (23) minutes West, one hundred ten (110) feet to the Southeasterly side of Main Street;

THENCE along Main Street, North sixty-six (66) degrees thirty-seven (37) minutes East, twenty-five (25) feet to Harriet Street;

THENCE along Harriet Street South fifty-five (55) degrees thirty-three (33) minutes East, one hundred twenty-four and three one-hundredths (124.03) feet to the place of beginning.

CONTAINING 10,176.1 square feet of surface, more or less, and being Lots Nos. 333, 334, 334 4, 335 and three-fourths (3/4) of 336, as laid out on plot of lots of I. C. and W. L. Farrell known as Hilldale Park Lot.

THE SECOND THEREOF:

BEGINNING at a point on the Southerly side of Main Street, twenty-five (25) feet Southwesterly from the corner of Main and Harriet Street;

THENCE along the line that divides Lot No. 336, South twenty-three (23) degrees twenty-three (23) minutes East, one hundred ten (110) feet to Lot No. 334-1/2;

THENCE along the line of 334.1/2, South sixty-six (66) degrees thirty-seven (37) minutes West, twenty (20) feet to a point;

THENCE along a line which divides Lot No. 337, North twenty-three (23) degrees twenty-three (23) minutes West, one hundred ten (110) feet to Main Street aforesaid;

THENCE along the line of Main Street, North sixty-six (66) degrees thirty-seven (37) minutes East, twenty (20) feet to the place of beginning.

CONTAINING 2,200 square feet of surface, more or less, and being the Southwesterly one-fourth (1/4) of Lot No. 336 and the Northeasterly three-fourths (3/4) of Lot No. 337 as laid out on the above-mentioned Hilldale Park Lot.

BEING THE SAME PREMISES granted and conveyed unto 653 North Main Street Properties, LLC, a Pennsylvania limited liability corporation, by virtue of a Deed between John Giomboni and Linda Giomboni, his wife, dated April 4, 2012, and recorded in Luzerne County Recorder of Deeds Office on April 5, 2012, to Luzerne County Deed Book 3012, Page 57029, et seq, Instrument No. 6006438.

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.)

IMPROVED PROPERTY BEING KNOWN AS: 653 N. Main Street, Plains, PA 18705
IMPROVEMENTS THEREON CONSIST OF: Commercial real estate building
PROPERTY IDENTIFICATION NUMBER OF THE ABOVE-DESCRIBED PARCEL:
50-F10S1-001-016

INSTRUMENT NO. 6006438

PROPERTY ADDRESS: 653 N MAIN ST, PLAINS, PA 18705

UPI / TAX PARCEL NUMBER: 50-F10S1-001-016

Seized and taken into execution to be sold as the property of 653 NORTH MAIN ST PROPERTIES, LLC AND CHARLIE B'S PUB AND EATERY INC in suit of PEOPLES SECURITY BANK & TRUST CO., SUCCESSOR IN INTEREST TO PEOPLES NEIGHBORHOOD BANK, NOW BY ASSIGNMENT, FAIRPORT ASSETT MANAGEMENT, LLC.

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

BRIAN M. SZUMSKI, Sheriff
LUZERNE COUNTY, Pennsylvania