

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 7171/2023

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:

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 piece or parcel of land, situate lying and being in the Township of Hanover, County of Luzerne and State of Pennsylvania, bounded and described as follows, to wit:

BEING twenty-two feet on the northwesterly side of Lot No. 116, and fifteen (15) feet of the southeasterly side of Lot No. 117 on plot of lots laid out by Joseph K. Weitenkorn, which said plot is recorded in the Records Office of Luzerne County in Map and Plot Book No. 1, page 282 and being one hundred forty (140) feet in depth and having a frontage on Knox Street of thirty-seven (37) feet.

UNDER AND SUBJECT TO all restrictions and covenants in the prior chain of title.

PIN: 25-I9NW3-008-013-000

FOR INFORMATIONAL PURPOSES ONLY: Being known as 42 Knox Street, Hanover Township, PA 18706

BEING THE SAME PREMISES which GRANTORS Sharon McNeil and Jillian McNeil NBM Jillian Rivera and Tomas Rivera-Martinez, by Deed dated September 30, 2022 and recorded September 30, 2022 in the Office of the Recorder of Deeds in and for the County of Luzerne, Pennsylvania in Instrument No. 202262099 granted and conveyed unto Clyde John Karcheski and Margie Karcheski in fee.

Title to said premises is vested in Sharon McNeill, single, and Jillian McNeill nbm Jillian Rivera and Tomas Rivera-Martinez, Wife and Husband by Deed dated September 30, 2022 and recorded in the Luzerne County Recorder of Deeds Office on September 30, 2022 in Book 3022, Page 251309, Instrument # 202262099.

Property being known as: 42 Knox Street, Hanover Township, PA 18706

Being Luzerne County tax parcel number and pin number: 25-I9NW3-008-013-000

Improvements thereon consist of: Residential Dwelling

PROPERTY ADDRESS: 42 KNOX ST, HANOVER TOWNSHIP, PA 18706

UPI / TAX PARCEL NUMBER: 25-I9NW3-008-013-000

Seized and taken into execution to be sold as the property of KARCHESKI, CLYDE JOHN A/K/A CLYDE KARCHESKI AND MARGIE KARCHSEKI in suit of CARRINGTON MORTGAGE SERVICES, LLC.

Attorney for the Plaintiff:
LOGS LEGAL GROUP LLC
WAYNE, PA 610-278-6800

BRIAN M. SZUMSKI, Sheriff
LUZERNE COUNTY, Pennsylvania