

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 187/2023

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, AUGUST 02, 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 situate in Bear Creek Village Borough, County of Luzerne, Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a capped pin set along the division line between Lot 1 and 2 of the "Morrison Final Minor Subdivision" prepared by G & Albert Consultants, recorded in the Luzerne County Recorder of Deeds Office on December 29, 2004 in Map Book 174 Page 53, said pin also being along the easterly right of way line of Lewis Cul-de-sac;

THENCE along the said division line between Lot 1 and Lot 2 the following four courses and distances:

1. South 48 degrees 05' 12" east, forty-six and thirty-eight one hundredth (46.38') to a capped pin set; 2. South 79 degrees 20' 48" east, one hundred twenty-seven and twenty-seven one hundredths feet (127.27') to a capped pin set; 3. North 58 degrees 38' 40" east, one hundred seventy-four and thirty-four one hundredths feet (174.34') to a capped pin set; 4. North 00 degrees 50' 08" west, three hundred thirty-seven and sixty-four one hundredths (337.64") to a capped pin set along the lands now or formerly of Emil and Charlotte Janc recorded in Deed Book 2511, Page 606;

THENCE along said lands now or formerly of Emil and Charlotte Janc recorded in Deed Book 2511, Page 606 and said Lot 2 north 58 degrees 39' 00" east, one hundred seven and twenty one hundredths feet (107.20') to an iron pin found along the Laurelbrook Estates Subdivision;

THENCE along said Laurelbrook Estates Subdivision the following two courses and distances:

1. South 23 degrees 52' 50" east, two hundred ninety-three and thirty-three one hundredths feet (293.33') to an iron pin found; 2. South 15 degrees 52' 34" east, four hundred fifty-nine and thirty-three one hundredths feet (459.33') to an iron pin found at the division line between said Lot 2 and lands now or formerly of Carter Nelson recorded in Deed Book 2479, Page 331;

THENCE along the said lands now or formerly Washesky the following six courses and distances:

1. North 13 degrees 19' 59" west, fifty-seven and eighty-seven one hundredths feet (57.87') to an iron pin found; 2. North 40 degrees 36' 41" west, one hundred forty and ninety-six one hundredths feet (140.96') to an iron pin found; 3. North 56 degrees 25' 39" west, one hundred eight and forty-one, one-hundredths feet (108.41') to an iron pin found; 4. North 79 degrees 18' 37" west, fifty-one and twenty-one hundredths feet (51.20') to an iron pin found; 5. North 10 degrees 52' 34" east, nine and ninety-one one hundredths feet (9.91') to an iron pin found; 6. North 79 degrees 10' 08" west, one hundred fifty-three and seventy-two one hundredths feet (153.72') to an iron pin found in the easterly right of way of said Lewis Cul-de-sac;

THENCE along said easterly right of way of Lewis Cul-de-sac the following two courses and distances:

1. North 02 degrees 06' 45" east, nineteen and ninety, one hundredths feet (19.90') to an iron pin found; 2. North 01 degrees 39' 07" east, twenty-nine and forty-four one hundredths feet (29.44') feet to the point of BEGINNING.

BEING all of Lot 2 as shown on the aforementioned "Morrison Final Minor Subdivision"

Title to said premises is vested in Jennifer Glasson and Steven Glasson, husband and wife, by deed from Margaret Asimakopoulos dated November 19, 2018 and recorded November 26, 2018 in Deed Book 3018, Page 222949 Instrument Number 201863965.

Improvements thereon consist of: Residential Dwelling

PROPERTY ADDRESS: 30 LEWIS DR CUL DE SAC, BEAR CREEK, PA 18602

UPI / TAX PARCEL NUMBER: 76-K12S2 -004-011-000

Seized and taken into execution to be sold as the property of JENNIFER GLASSON AND STEVEN GLASSON in suit of TRUIST BANK, FORMERLY KNOWN AS BRANCH BANKING AND TRUST COMPANY.

Attorney for the Plaintiff:
MCCABE WEISBERG & CONWAY, LLC
PHILADELPHIA, PA 215-790-1010

BRIAN M. SZUMSKI, Sheriff
LUZERNE COUNTY, Pennsylvania