

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 267/2023

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 lot, piece or parcel of land situate in the Borough of (now City) of Nanticoke, County of Luzerne and State of Pennsylvania, bounded and described as follows:

BEGINNING at the southeast corner of Lot No. 588 on the northerly side of Union Street in said Borough (now City), two hundred (200) feet easterly from the northeast corner of the intersection of Union and Walnut streets on the Plot of lots hereinafter mentioned;

THENCE along the northerly side of said Union Street, North 71° 12' East, twenty-five (25) feet to a corner of the center line of Lot No. 589;

THENCE along the center line thereof, North 18° 48' West, one hundred and thirty (130) feet to a corner on a fifteen (15) foot alley;

THENCE along the southerly side of said alley, South 71° 12' West, twenty-five (25) feet to a corner of Lot No. 588;

THENCE along the easterly side of said Lot No. 588, South 18° 48' East, one hundred and thirty (130) feet to the place of beginning.

CONTAINING thirty-two hundred and fifty (3250) square feet of land, more or less; and being the westerly half of Lot No. 589 on plot of lots laid out by the Susquehanna Coal Company, and recorded in Luzerne County Deed Book 265, Page 1.

SUBJECT TO the same conditions, covenants, easements, exceptions, restrictions and reservations as contained in prior deeds in line of title.

Title to said premises is vested in EDWARD R. NEARHOUSE A/K/A EDWARD NEARHOUSE, DECEASED

Property being known as: 232 E UNION STREET NANTICOKE, PA 18634

Being Luzerne county tax parcel number and pin number: 42-J7SE1 -033-026-000

Improvements thereon consist of: RESIDENTIAL PROPERTY

PROPERTY ADDRESS: 232 E UNION ST, NANTICOKE, PA 18634

UPI / TAX PARCEL NUMBER: 42-J7SE1 -033-026-000

Seized and taken into execution to be sold as the property of NEARHOUSE, KAREN ANN AS ADMINISTRATRIX OF THE ESTATE OF EDWARD R. NEARHOUSE A/K/A EDWARD NEARHOUSE, DECEASED in suit of WELLS FARGO BANK, N.A..

Attorney for the Plaintiff:

ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
MT. LAUREL, NJ 855-225-6906

BRIAN M. SZUMSKI, Sheriff
LUZERNE COUNTY, Pennsylvania