

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 1356/2024

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.

By virtue of a Writ of Execution No. _____ issued out of the Court of Common Pleas of Luzerne County, directed to me, there will be exposed to public sale, by vendue or outcry to the highest and best bidders, for cash, in the Courthouse, in the City of Wilkes-Barre, Luzerne County, Pennsylvania, on August 2, 2024 at 10:30AM, in the forenoon of the said day, all the right, title and interest of the Defendant(s) in and to:

All the surface of all that certain piece or parcel of land, situate, in the City of Wilkes-Barre, County of Luzerne and Commonwealth of Pennsylvania, and more particularly bounded and described as follows, to wit:

Beginning at a point in the Northwestern side line of Loomis Street, said point being in the center of a ten (10) foot wide alley and being distant forty-three and thirty one-hundredths (43.30) feet along said Loomis Street in a Northeasterly direction from the line of other lands now or late of the Miners National Bank of Wilkes-Barre;

Thence from said beginning point and along the center line of said alley, North 48 degrees 30 minutes West, ninety-four and eight tenths (94.8) feet to a point in the Northwestern end or terminus of said ten (10) foot wide alley;

Thence on the projection of the center line of said alley, North 48 degrees 30 minutes West, thirty-two (32) feet to a corner in line of lands of Peter Elias, et ux.;

Thence along line of said lands, North 41 degrees 30 minutes East, twenty-eight and sixty-six one-hundredths (28.66) feet to a point in the line of lands of Joseph John, et ux.;

Thence along the line of lands of Joseph John, et ux. and land now or late of the Most Reverend W.J. Hafey, Trustee, South 48 degrees 30 minutes east, one hundred twenty-five (125) feet to a point in the line of said Loomis Street;

Thence along the line of said Loomis Street, South 38 degrees 30 minutes West, twenty-eight and seventy one-hundredths (28.70) feet to the place of beginning.

Containing three thousand six hundred eight and three tenths (3608.3) square feet, more or less, and being part of Lot No. 44 on plot of lots of G.M. Harding.

Subject to all and any of the conditions, stipulations, exceptions, reservations rights of way or easements contained in any of the former deeds in the chain of title.

Being the same property conveyed to Robert Lee Burd, Jr., a married man who acquired title by virtue of a deed from Leo G. Ellis and Sharon L. Ellis, husband and wife, dated March 24, 2022, recorded March 24, 2022, at Instrument Number 20220221, and recorded in Book 3022, Page 84845, Office of the Recorder of Deeds, Luzerne County, Pennsylvania.

Premises improved with a single family dwelling more commonly known as 81 Loomis Street, Wilkes Barre, PA 18702

Under and Subject to and together with the same reservations, conditions, restrictions, covenants, exceptions and easements as appear in prior chain of title.

Together with all buildings and improvements thereon.

The Property Identification Number of the above-described parcel is 73-I9NE4-006-003-000.

Plate No. 73-14-1-524-D1-3

Notice is hereby given to all claimants and parties in interest that the Sheriff will within thirty (30) days thereafter file a distribution in his office, where the same will be available for inspection and the distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter.

Seized and taken into execution at the suit of Guild Mortgage Company LLC against Robert Lee Burd, Jr., et al., and will be sold by:

Brian Szumski, Sheriff of Luzerne County

Katherine M. Wolf, Esquire
Meredith H. Wooters, Esquire
Kimberly J. Hong, Esquire
Michael E. Carleton, Esquire
Alyk L. Oflazian, Esquire
Cristina L. Connor, Esquire
Ed E. Qaqish, Esquire

Manley Deas Kochalski LLC
P. O. Box 165028
Columbus, OH 43216-5028
614-220-5611

PROPERTY ADDRESS: 81 LOOMIS ST, WILKES BARRE, PA 18702

UPI / TAX PARCEL NUMBER: 73-I9NE4-006-003-000

Seized and taken into execution to be sold as the property of ROBERT LEE BURD, JR in suit of GUILD MORTGAGE COMPANY LLC.

Attorney for the Plaintiff:
MANLEY DEAS KOCHALSKI LLC
COLUMBUS, OH 614-220-5611

BRIAN M. SZUMSKI, Sheriff
LUZERNE COUNTY, Pennsylvania