

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 10630/2022

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 the surface of that certain piece or parcel of land situate, being and lying in the City of Pittston, County of Luzerne and State of Pennsylvania, known as number 20 Drummond Street, bounded and described as follows, to wit:

BEGINNING at a point on the Northerly side of Drummond Street at the corner or intersection thereof with the Westerly line or side of what is or has been known as Ward's Alley;
THENCE along said alley, North 12 degrees 35 minutes: West, fifty-nine (59) feet to a corner in line of land now or late of L.J. Heal and Nellie Heal, his wife;
THENCE along said Heal's land in a southwesterly direction, about forty-nine and one-half (49 1/2) feet to a corner;
THENCE in a southerly direction fifty-three and one-half (53 1/2) feet to Drummond Street aforesaid; and
THENCE along the northerly side of Drummond Street, North 79 degrees East, fifty-three (53) feet to the place of beginning.
The improvements thereon being known as 20 Drummond Street, Pittston, PA 18640

TITLE TO SAID PREMISES IS VESTED IN Raymond Masher and Eva J. Masher, his wife from Raymond Masher, Executor of The Estate of Mary Comparelli and Raymond Masher and Eva J. Masher, his wife by Deed dated 4/10/1992, recorded on 4/21/1992 in Deed Book 2417, Page 98.

By Virtue of Death of said Raymond Masher on 1/31/2020, title vest solely in Eva J. Masher, his wife.
Property being known as 20 Drummond Street, Pittston, PA 18640
Being Luzerne County Tax Parcel Number and PIN Number: 72-E11NE2-004-024-000
Improvements consist of: Residential Dwelling

PROPERTY ADDRESS: 20 DRUMMOND ST, PITTSTON, PA 18640

UPI / TAX PARCEL NUMBER: 72-E11NE2-004-024-000

Seized and taken into execution to be sold as the property of MASHER, EDWARD AS HEIR OF THE ESTATE OF EVA MASHER, DECEASED AND THE UNKNOWN HEIRS, SUCCESSORS AND ASSIGNS AND ALL PERSONS CLAIMING RIGHT, TITLE, AND INTEREST FROM OR UNDER EVA MASHER, DECEASED in suit of THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATE HOLDERS OF THE CWABS, INC. ASSET-BACKED CERTIFICATES, SERIES 2005-12.

Attorney for the Plaintiff:
PINCUS LAW GROUP PLLC
MARLTON, NJ 484-575-2201

BRIAN M. SZUMSKI, Sheriff
LUZERNE COUNTY, Pennsylvania