

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 586/2023

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

BEGINNING on the Southwesterly side of South Franklin Street, at the South corner of land now or formerly of A.L. Williams;
THENCE along South Franklin Street, South 59 1/2 degrees West 33 1/3 feet to a corner;
THENCE North 30 1/2 degrees West, 150 feet to a 10 foot alley;
THENCE along same, North 59 1/2 degrees East, 33 1/3 feet to said Williams land;
THENCE along same, South 30 1/2 degrees East, 150 feet to South Franklin Street, the place of beginning.

CONTAINING 5,000 square feet of surface, more or less.

Exceptions, reservations and restrictions as in prior chain of title.

TITLE TO SAID PREMISES IS VESTED IN Marjorie Komski from F. Thomas Scappaticci and Linda A. Scappaticci by Deed dated 11/18/2004, recorded on 12/30/2004 in Deed Book 3004, Page 328070.

Property being known as 489 South Franklin Street, Wilkes Barre, PA 18702
Being Luzerne County Tax Parcel Number and PIN Number: 73-H9SE4-032-028-000
Improvements consist of: Residential Dwelling

PROPERTY ADDRESS: 489 SOUTH FRANKLIN STREET, WILKES BARRE, PA 18702

UPI / TAX PARCEL NUMBER: 73-H9SE4-032-028-000

Seized and taken into execution to be sold as the property of MARJORIE KOMSKI 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-BC3.

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

BRIAN M. SZUMSKI, Sheriff
LUZERNE COUNTY, Pennsylvania