

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 1311/2024

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:

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 piece or parcel of land situate In the Township of Bear Creek, County of Luzerne, State of Pennsylvania, more particularly bounded and described as follows, to wit:

BEGINNING at a point in the Westerly side line of the fifty (50.00) foot wide State Highway, Legislative Route No. 40043, leading in the Northeasterly direction to Thornhurst, and in the dividing line between Lots Numbers 170 and 171 on plot of lots known as "Oak Hill Park" Section '8", hereinafter mentioned. Said beginning point being also distant about five thousand four hundred eighty-three and ninety-one hundredths (5483.91)feet measured in a Northeasterly direction along the Westerly side line of said State Highway, from the Northerly side line of a one hundred (100.00) foot wide Slate Highway, Legislative Route No. 169;

THENCE from said beginning point and along said dividing line between Lots Numbers 170 and 171, North 66 degrees 11 minutes West, eight hundred twenty-four and thirty-four one-hundredths (834.34) feet to a point in line of lands now or formerly of Recreation Realty, Inc.;

THENCE from said point and along the line of lands, North 32 degrees 00 minutes East, three hundred seven and forty-two one-hundredths (307.42) feet to a point in the dividing line between Lots Numbers 171 and 172;

THENCE from said point and along said dividing line, South 58 degrees 00 minutes East eight hundred and sixty-one one-hundredths (800.61) feet to a point in the aforesaid Westerly side line of the Highway;

THENCE from said point and along the Westerly side line of the Highway by a curve to the left in a Southwesterly direction for an arc distance of one hundred ninety and eighty-seven one-hundredths (190.87) feet to a point in the line between said Lots Numbers 170 and 171, the place of beginning, said curve having a radius of one thousand seven hundred sixty-one and forty-eight one-hundredths (1761.48) feet and a chord having a course of South 27 degrees 23 minutes 15 seconds West for a distance of one hundred ninety and seventy-seven one-hundredths (190.77) feet.

BEING all of Lot Number 171 on Plot of Lots known as "Oak Hill Park" Section "B" as developed for the Behrens Realty, Inc., by the Sturdevant-Dilley Engineering Company, Ltd., of Wilkes-Barre, PA, a map of said Plot dated April 29, 1957 being on file in the Office of said Company recorded in Map Book 55, Page 45.

BEING THE SAME PREMISES granted and conveyed unto Stephen L. Rovinski and Rebecca J. Rovinski, by virtue of a Deed of Christopher L. Karner, administrator DBN of the Estate of Edward Otto, dated May 28, 2021, and recorded in Luzerne County Recorder of Deeds Office on September 9, 2021, to Luzerne County Record Book 3021, Pages 247088, et seq., and Instrument No. 202158087.

NOTICE: THIS DOCUMENT DOES NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL AND, IN THAT CONNECTION, DAMAGE MAY RESULT TO THE SURFACE OF THE LAND

AND ANY HOUSE, BUILDING OR OTHER STRUCTURE ON OR IN SUCH LAND. THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTHERWISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT. (SEE 52 P.S. 1551)

HAZARDOUS WASTE IS NOT BEING DISPOSED OF NOR HAS IT EVER BEEN DISPOSED OF ON THE PROPERTY CONVEYED HEREIN BY THE GRANTOR'S OR TO THE GRANTOR'S KNOWLEDGE. A HAZARDOUS SUBSTANCE IS DEFINED AT SECTION 103 OF THE PENNSYLVANIA HAZARDOUS SITES CLEAN ACT, ACT NO. 108 OF 1988, HAS NEVER BEEN DISPOSED AND IS NOT PRESENTLY BEING DISPOSED BY THE GRANTOR'S NAMED HEREIN OR TO THE GRANTOR'S ACTUAL KNOWLEDGE, IN OR ON THE PREMISES IN QUESTION.

SUBJECT TO THE SAME EXCEPTIONS, RESERVATIONS, RESTRICTIONS CONDITIONS, EASEMENTS, RIGHT-OF-WAYS AND INSTRUMENTS OF TITLE AS THE SAME MAY APPEAR IN THE CHAIN OF TITLE OR BY A VISIBLE INSPECTION OF THE PREMISES.

IMPROVED PROPERTY BEING KNOWN AS: 1099 Meadow Run Road, Bear Creek Township, PA 18702

IMPROVEMENTS THEREON CONSIST OF: Residential single-family home

PROPERTY IDENTIFICATION NUMBER OF THE ABOVE-DESCRIBED PARCEL:

04-J13S2-001-005-T

PROPERTY ADDRESS: 1099 MEADOW RUN RD, BEAR CREEK TWP, PA 18702

UPI / TAX PARCEL NUMBER: 04-J13S2-001-005-T

Seized and taken into execution to be sold as the property of STEPHEN L ROVINSKI, III AND REBECCA ROVINSKI
in suit of FAIRWAY CONSUMER DISCOUNT COMPANY.

Attorney for the Plaintiff:
HOURIGAN, KLUGER & QUINN
KINGSTON, PA 570-287-3000

BRIAN M. SZUMSKI, Sheriff
LUZERNE COUNTY, Pennsylvania