

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 3473/2024

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:

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 THOSE CERTAIN lots or pieces of ground situate in Plain Township, County of Luzerne, Commonwealth of Pennsylvania, boarded and described as follows to wit:

THE FIRST THEREOF:

BEGINNING at a corner on the southeasterly side of the Main Road from Pittston to Wilkes-Barre;
THENCE along said road North 28 1/2 degrees East fifty (50) feet to a corner;
THENCE South 57 degrees 5 minutes East two hundred (200) feet to a corner;
THENCE South 28 1/2 degrees West fifty (50) feet to line of lands of George Clark;
THENCE along line of said Clark North 57 degrees 5 minutes West two hundred (200) feet to the place of BEGINNING.

CONTAINING 9,970 (Nine Thousand Nine Hundred Seventy) square feet of land, more or less.

THE SECOND THEREOF:

BEGINNING at the northerly corner of parcel of land conveyed by the Pennsylvania coal company to Edmund Egge by deed dated September 29, 1890, recorded in the office for the recording of Deeds in and for the County of Luzerne, in Deed Book No.296, at Page 28.

The place of beginning also being in the southeasterly line of the Main Back Road so-called leading from the Village of Hilldale to the Village of Plains;

THENCE in a northeasterly direction along the southeasterly line of said road forty-two (42) feet to a corner ninety-two (92) feet distant northeasterly (as measured along said road) from the westerly corner of a tract of land conveyed by James F. Stark, et al. to the Pennsylvania Coal Company by deed dated February 4 1867, recorded in the office for the recording of deeds in and for the County Of Luzerne, in Deed Book No. 115, Page 143 and being the second described piece or parcel of land in said Deed;

THENCE in a southeasterly direction parallel with and ninety-two (92) feet distant (from the southwesterly line of land so conveyed by said James F. Stark, et al, to said Pennsylvania Coal Company two hundred nine (209) feet more or less to the northwesterly line of the right of way of the Central Valley Railroad Company which was conveyed by the Pennsylvania Coal Company to the said Central Valley Railroad Company by deed dated August 9, 1902, recorded in the office for the recording of deeds in and for the County Of Luzerne in Deed Book No. 400, Page 525;

THENCE in a southwesterly direction along said right of way forty-two (42) feet to a point intended to be the easterly corner of the aforesaid parcel of land conveyed by the Pennsylvania Coal Company to Edmund Egge it by deed dated September 29, 1890;

THENCE in a northwesterly direction along the northeasterly line of land so conveyed to said Edmund Egge two hundred nine (209) feet more or less to the place of BEGINNING.

CONTAINING an area of 8,778 (Eight Thousand Seven Hundred Seventy Eight) square feet of land, more or less.

SUBJECT to the same exceptions, reservations, restrictions and covenants as are contained to prior deeds forming the chain of title.

Title to said premises is vested in CHARLES M. PARADA

Property being known as: 331 NORTH MAIN STREET PLAINS, PA 18705

Being Luzerne county tax parcel number and pin number: 50-G10NE1-005-015-000

Improvements thereon consist of: RESIDENTIAL PROPERTY

PROPERTY ADDRESS: 331 NORTH MAIN STREET, PLAINS, PA 18705

UPI / TAX PARCEL NUMBER: 50-G10NE1-005-015-000

Seized and taken into execution to be sold as the property of CHARLES M. PARADA in suit of MCLP ASSET COMPANY, INC.

Attorney for the Plaintiff:
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
MT. LAUREL, NJ 855-225-6906

BRIAN M. SZUMSKI, Sheriff
LUZERNE COUNTY, Pennsylvania