

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 4582/2024

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:

FRIDAY, DECEMBER 06, 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 that certain place or parcel of land situate in Dallas Township, Luzerne County, Pennsylvania, bounded and described as follows:

BEGINNING at a point on the westerly side of Gordon Street said point being two hundred forty-five and seventy-seven one hundredths (245.77) feet in a southerly direction from the southwest intersection of Gordon Street and Hilldonia Avenue as shown on a plot of lots known as Gose Manor, recorded in Luzerne County in Map Book 2, page 334;

THENCE North 77 degrees 21 minutes East along the line dividing lots Nos. 20 and 21, Section "B" on said map, one hundred fifty (150) feet to a point common to Lots nos. 20, 21, 10 and 11, Section "B";

THENCE along the line dividing Lots Nos. 20 and 19 from Lots Nos. 11 and 12, Section "B", South 12 degrees 39 minutes west a distance of seventy-five (75) feet to a point;

THENCE along a line running through Lot No. 19, Section "B", in the direction South 77 degrees 21 minutes East and parallel to this line dividing Lots Nos. 20 and 19, Section "B", a distance of one hundred fifty (150) feet to Gordon Street;

THENCE along the westerly side of Gordon Street, North 12 degrees 39 minutes east seventy-five feet to the point common to Lots Nos. 20 and 21, section "B", the place of beginning.

BEING all of Lot No. 20, Section "B" and the northerly twenty-five (25) feet of Lot No. 19, Section "B", Jose Mener, Dallas Township, Pennsylvania.

TITLE TO SAID PREMISES VESTED IN REESE E. PELTON, NOW DECEASED AND SYBIL I. PELTON, NOW DECEASED, HIS WIFE deeded by ARTHUR C. WHEATCROFT AND HELEN WHEATCROFT, HIS WIFE Dated: September 28, 1955 Recorded: October 10, 1955 Bk/Pg #: 1291/9

PROPERTY BEING KNOWN AS: 27 Gordon Avenue aka 10 Gordon Street
Dallas Township, PA 18612

Being PIN #: D8S2 B5 L4

Improvements thereon consist of RESIDENTIAL

PROPERTY ADDRESS: 27 GORDON AVE, AKA 10 GORDON ST, DALLAS TOWNSHIP, PA 18612

UPI / TAX PARCEL NUMBER: D8S2 B5 L4

Seized and taken into execution to be sold as the property of PELTON, CHRISTOPHER AS EXECUTOR OF THE ESTATE OF SYBIL L PELTON in suit of M&T BANK.

