

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 12373/2021

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 THE SURFACE or right of soil of the following described lot or piece of ground situate in Hazle Township, Luzerne County, and the State of Pennsylvania aforesaid, bounded and described as follows, to wit:

THE FIRST THEREOF: 26-S8S4-015-007-000

BEGINNING at the point, which point is along the front line of lots and One Hundred and Eighty one-hundredths (140.80) feet in a Northerly direction along the front line of lots from an established point on the southwest corner of Lot No. Three Hundred Seventy (370) as shown on a certain plot or plan prepared by Pardee Brothers & Company, Inc (now Lattimer Coal Corporation) of said village,

Thence (1) extending Northwardly along the said front line of lots in width or breadth for a distance of Thirty-five and Twenty one-hundredths (35.20) feet;

Thence (2) extending Eastwardly of that width or breadth, in length or depth, a distance of Two Hundred (200) feet;

The foregoing description was made pursuant to a survey by the Engineers of Pardee Brothers Company, Inc., (now Lattimer Coal Corporation).

BEING Lot No. Three Hundred Sixty-Six (366) on the revised plan of Milnesville Village, prepared October 1, 1938.

THE SECOND THEREOF: 26-S8S4-015-006-000

ALL THE SURFACE or right of soil of the following described lot or piece of ground situate in Hazle Township, Luzerne County, and State of Pennsylvania aforesaid, bounded and described as follows. to wit:

BEGINNING at a point in the Easterly line of Church Street, which point being the South westerly corner of Lot No. Three Hundred Sixty-five (365), also the Northwesterly corner of Lot No. Three-Hundred Sixty-six (366) located Northwardly and marked with a stake a tack, a distance of One Hundred Seventy-six (176) feet from the Northeasterly corner of intersection of Church and Thirty-third (33rd) Streets, which is also the Southwesterly corner of Lot No. Three Hundred Seventy (370);

THENCE (1) extending Northwardly along Church Street a distance of Thirty-five and Two tenths (35.2) feet to a point in the easterly line of Church Street, which point being Northwesterly corner of Lot No. Three Hundred Sixty-Five (365), also the Southwesterly corner of Lot No. Three Hundred Sixty-Four (364) and marked with an iron pin;

Thence (2) extending Eastwardly along Lot No. Three Hundred Sixty-four (364) and at right angles to Church Street. a distance of Two Hundred (200) feet to a point in the Westerly line of an Alley Twenty (20) feet in width, which point being the Northeasterly corner of Lot No. Three Hundred Sixty-five (365), also the Southeasterly corner of Lot No. Three Hundred Sixty-four (364), and marked with an iron pin;

Thence (3) extending Southwardly along said Alley and at right angles to Lot No. Three Hundred Sixty-four (364), a distance of Thirty-five and Two tenths (35.2) feet to a point, which point being the Southeasterly corner of Lot No. Three Hundred Sixty-five (365) also the Northeasterly corner of Lot No. Three Hundred Sixty-six (366) and marked with an iron pin;

Thence (4) extending Westwardly along Lot No. Three Hundred Sixty-six (366) and at right angles to said Alley, a distance of Two Hundred (200) feet to a point, the place of BEGINNING.

CONTAINING in all Seven Thousand Forty (7,040) square feet.

This description being for Lot No. Three Hundred Sixty-five (365) on the easterly side of Church Street, in the Square between Thirty-third (33rd) and Thirty-fourth (34th) Streets.

The Northeasterly corner of the intersection of Church and Thirty-third (33rd) Streets is controlled by base lines as shown on a certain plot or plan prepared by Pardee Brothers & Company, Inc., (now Lattimer Coal Corporation) on file in the Office of Calvin Pardee, III.

TOGETHER with all easements and UNDER AND SUBJECT TO all exceptions, reservations, restrictions, covenants, and conditions contained in prior Deeds in the chain of title, and which includes an underground service agreement to Pennsylvania Power and Light Company, which Agreement will be found in Deed Book 1664 at page 511.

FOR INFORMATIONAL PURPOSES ONLY:

BEING THE SAME PREMISES which Mary H. Petrosky, widow by Deed dated January 28, 2005 and recorded February 1, 2005 in the Office of the Recorder of Deeds in and for the County of Luzerne, Pennsylvania in Book 3005 Page 24278 Instrument Number 5620789 granted and conveyed unto Elia Vega in fee.

AND THE SAID Elia Vega departed this life on or about January 6, 2019 thereby vesting title unto Edward Ovalles as Administrator of the Estate of Elia Vega, deceased.

Title to said premises is vested in Mary H. Petrosky, widow by Deed dated January 28, 2005 and recorded in the Luzerne County Recorder of Deeds Office on February 1, 2005 in Book 3005, Page 24278, Instrument # 5620789.

Property being known as: 1373, 1375 & 1377 N. Church Street, assessed as 42 Church Street f/k/a 42 Calbeth Place, Hazleton, PA 18201

Improvements thereon consist of: Residential Dwelling

PROPERTY ADDRESS: 42 CHURCH ST, F/K/A 42 CALBETH PLACE, HAZLETON, PA 18201

UPI / TAX PARCEL NUMBER: 26-S8S4 -015-006-000 & 26-S8S4 -015-007-000

Seized and taken into execution to be sold as the property of OVALLES, EDWARD, EXECUTOR OF THE ESTATE OF ELIA VEGA, DECEASED in suit of NATIONSTAR MORTGAGE LLC D/B/A MR COOPER.