

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 4926/2024

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.

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ALL of the undivided one-half interest of the Grantor in and to

ALL that certain tract of land situate in the Township of Huntington, County of Luzerne and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin corner on the north side of state highway Route 239 leading from Shickshinny to Benton said corner being on the line of land of the Cope farm;

THENCE along the northeast side of the aforementioned state highway the following five courses and distances: N 78 ½ W 232 ft.; thence N 67 ½ W 147.5 ft; thence 44 W 161 ft; thence N 23 W 153.3 ft; thence N 18 ½ W 142 ft. to an iron pin corner;

THENCE along land Mr. Cook N 74 ¾ E 345 ft. to a maple tree and corner of land of the Cope farm;

THENCE along the same and a wire fence S 25 E 650 ft. more or less to the place of beginning.

CONTAINING 3.91 acres of land as surveyed by James Timbrell PE January 27, 1964.

BEING THE SAME PREMISES granted and conveyed unto Raymond J. Wolfe, single, by virtue of a Deed of Annamary Mundry, single, formerly Annamary Wolfe, dated September 9, 1980, and recorded in the Luzerne County Recorder of Deeds office on October 17, 1980, to Luzerne County Record Book 2031, Page 794, et seq.

TOGETHER WITH AND SUBJECT TO the covenants, easements and restrictions as appear in the chain of title.

TOGETHER with all and singular the buildings, improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in any wise appertaining, and the reversions and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of the said Grantors, as well as in equity, of, in, and to the same.

TO HAVE AND TO HOLD the said lot or piece of ground described with the buildings and improvements thereon erected, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, his heirs and assigns, to and for the only proper use and behoof of the said Grantee, his heirs and assigns forever,

AND the said Grantors do covenant, promise and agree, to and with the said Grantee, his heirs and assigns, by these presents, that the said Grantors all and singular the hereditaments and premises hereby granted or mentioned and intended so to be, with the appurtenances, unto the said Grantee, his heirs and assigns, against him, the said

Grantors and against all and every person and persons whomsoever lawfully claiming or to claim the same or any part thereof, by, from or under him, her, them shall and will Specially WARRANT and forever DEPEND.

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: 693 State Route 239, Shickshinny, PA 18655

IMPROVEMENTS THEREON CONSIST OF: Residential single-family home

PROPERTY IDENTIFICATION NUMBER OF THE ABOVE-DESCRIBED PARCEL: 30-K3-00A-53B

PROPERTY ADDRESS: 693 STATE ROUTE 239, SHICKSHINNY, PA 18655

UPI / TAX PARCEL NUMBER: 30-K3-00A-53B

**Seized and taken into execution to be sold as the property of RAYMOND WOLFE in suit of TOMASSACCI TREE, LLC.**

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

**BRIAN M. SZUMSKI, Sheriff**  
LUZERNE COUNTY, Pennsylvania