

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 9240/2023

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:

THURSDAY, JUNE 05, 2025
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, PARCEL OR LOT OF LAND OR GROUND SITUATE IN THE TOWNSHIP OF HAZLE, COUNTY OF LUZERNE AND COMMONWEALTH OF PENNSYLVANIA, BEING A PORTION OF LOTS NOS. TEN (10) AND ELEVEN (11) IN SQUARE NO. TWO HUNDRED TWENTY ONE (221) ON THE PLOT OR PLAN OF THE DIAMOND ADDITION TO THE CITY OF HAZLETON, PENNSYLVANIA, AND FURTHER BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A POINT, SAID POINT BEING THE SOUTHEASTERLY CORNER OF THE INTERSECTION OF PEACE AND 23RD STREETS;

THENCE EASTWARDLY ALONG THE SOUTHERLY LINE OF 23RD STREET FOR A DISTANCE OF SIXTY SIX (66) FEET EIGHT (8) INCHES TO A POINT;

THENCE EXTENDING OF THAT SAME SIXTY SIX (66) FEET EIGHT (8) INCHES WIDTH OR BREADTH, IN LENGTH OR DEPTH, SOUTHWARDLY AND AT RIGHT ANGLES WITH SAID 23RD STREET FOR A DISTANCE OF SIXTY FOUR (64) FEET TO A LINE PARALLEL WITH 23TH STREET.

IMPROVED BY HAVING ERECTED THEREON A ONE STORY FRAME DWELLING HOUSE KNOWN AS 634 WEST 23RD STREET, HAZLETON, PENNSYLVANIA, 18202.

PIN: S8S9 009 001

BEING THE SAME PREMISES WHICH ANTHONY F. LIENE, SR. AND RITA LIENE, HIS WIFE, BY DEED DATED 10/22/2009 AND RECORDED 10/27/2009 IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR THE COUNTY OF LUZERNE AS INSTRUMENT NUMBER 5891968, GRANTED AND CONVEYED UNTO PAUL J. LIEB III.

AND THE SAID PAUL J. LIEB III DIED 09/10/2021, WHEREUPON ALL RIGHT, TITLE AND INTEREST VESTED UNTO MARY E. LIEB BY RIGHT OF SURVIVORSHIP AND THE UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER PAUL J. LIEB, III, DECEASED, GRANTORS HEREIN.

PARCEL ID: 26-S8S9-009-001-000

COMMONLY KNOWN AS: 634 W 23RD STREET, HAZLE TOWNSHIP, PA 18202

PARCEL NO.: 26-S8S9-009-001-000

TITLE TO SAID PREMISES IS VESTED IN:

MARY E. LIEB, AS HEIR TO THE ESTATE OF PAUL J. LIEB, III, DECEASED

THE UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING

RIGHT, TITLE OR INTEREST FROM OR UNDER PAUL J. LIEB, III, DECEASED

PROPERTY BEING KNOWN AS: 634 W 23RD STREET, HAZLE TOWNSHIP, PA 18202

BEING LUZERNE COUNTY TAX PARCEL NUMBER AND PIN NUMBER: 26-S8S9-009-001-000

IMPROVEMENTS THEREON CONSIST OF: RESIDENTIAL PROPERTY

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

MARY E. LIEB, AS HEIR TO THE ESTATE
OF PAUL J. LIEB, III, DECEASED

THE UNKNOWN HEIRS, SUCCESSORS, ASSIGNS,
AND ALL PERSONS, FIRMS OR ASSOCIATIONS
CLAIMING RIGHT, TITLE OR INTEREST FROM
OR UNDER PAUL J. LIEB, III, DECEASED

Attorney: Kaitlin D. Shire, Esquire
Hill Wallack LLP
1000 Floral Vale Blvd., Suite 300
Yardley, PA 19067
(215) 579-7700

PROPERTY ADDRESS: 634 W 23RD ST, HAZLETON, PA 18202

UPI / TAX PARCEL NUMBER: 26-S8S9-009-001-000

Seized and taken into execution to be sold as the property of LIEB, MARY E AS HEIR TO THE ESTATE OF PAUL J. LIEB, III ,DECEASED AND THE UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER PAUL J. LIEB, III, DECEASED in suit of CARRINGTON MORTGAGE SERVICES, LLC.

Attorney for the Plaintiff:
HILL WALLACK LLP
YARDLEY, PA 215-579-7700

BRIAN M. SZUMSKI, Sheriff
LUZERNE COUNTY, Pennsylvania