

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 7361/2024

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, APRIL 04, 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 Lot, Piece or Parcel of Land Situate, Lying and Being in the City of Wilkes-Barre, County of Luzerne and Commonwealth of Pennsylvania, Bounded and described as Follows, To Wit:

BEGINNING at a Point on the Southerly Side of Carey Avenue, In Line Of Land of W.S. Casterlin And Land of Charles F. Mchugh, Said Point Being Eighty-Seven and Sixty-Six One Hundredths (87.66) Feet in a Westerly Direction From The Westerly Line of Sterling Avenue at its Intersection with Carey Avenue ;

THENCE From Said First Mentioned Point, South 8 Degrees 16 Minutes West Ninety-Eight (98) Feet to a Point in Line Of Lot No. 17, as Shown On Plot Of Lots Of W.S. Casterlin, Recorded In The Office For Recording Deeds For Said County in Map Book No. 1, Page 364;

THENCE Along Line of Lot No. 17, South 81 Degrees 44 Minutes East Fourteen and Fifty-Two One Hundredths (14.52) Feet to a corner;

THENCE still along Line of Lot No. 17, North 46 Degrees 55 Minutes East, Ten And Twenty-Six One Hundredths (10.26) feet to a corner;

THENCE still along Lot No. 17 South 43 Degrees 5 Minutes East Fifty-Two (52) Feet to a Point On Sterling Avenue;

THENCE along Sterling Avenue North 46 Degrees 55 Minutes East, Eleven (11) Feet to a corner;

THENCE North 43 Degrees 5 Minutes West Parallel with Fuller Line Twenty-Six And Five-Tenths (26.5) Feet to a corner;

THENCE in a Westerly Direction Twenty-Six And Five-Tenths (26.5) Feet to a Point, Distant Three (3) Feet at Right Angles From The Northeasterly Line of Lots No. 17 And Twenty-Three And Twenty-Six Hundredths (23.26) Feet at Right Angles from the Westerly Line of Lot No. 28;

THENCE North 8 Degrees 16 Minutes East About Ninety And Forty-Eight One Hundredths (90.48) Feet To Carey Avenue; and

THENCE along Carey Avenue North 81 Degrees 44 Minutes West Twenty-Three And Twenty-Six Hundredths (23.26) Feet to the Place of Beginning

SUBJECT to restrictions, reservations, easements, covenants, oil, gas or mineral rights of Record, if any.

TITLE TO SAID PREMISES VESTED IN PAUL PIERSON, NOW DECEASED deeded by DAVID R. WILLIAMS AND ROSEMARY WILLIAMS, HIS WIFE Dated: June 12, 1997 Recorded: June 12, 1997 Bk/Pg #: 2603/727.

PROPERTY ADDRESS: 400 CAREY AVE, WILKES BARRE, PA 18702

UPI / TAX PARCEL NUMBER: 73-H9SW3 -018-012-000

Seized and taken into execution to be sold as the property of THE UNKNOWN HEIRS OF PAUL PIERSON, DECEASED AND KATIE DIMARTINO in suit of M&T BANK.

Attorney for the Plaintiff:
KML LAW GROUP
PHILADELPHIA, PA 215-627-1322

EUGENE A. GURNARI, Interim Sheriff
LUZERNE COUNTY, Pennsylvania