

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 6830/2024

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.

By virtue of a Writ of Execution issued by: Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as trustee for BCAT 2020-3TT

No. 202406830

ALL THE SURFACE or right of soil of and in all that certain piece or parcel of land, situate, lying and being in the Village of Glen Lyon, Newport Township, Luzerne County, Pennsylvania, bounded and described as follows to wit;

BEGINNING at a point in Lot No. 15 on the Southerly side of Enterprise Street in the Village of Glen Lyon, Newport Township, Luzerne County, Pennsylvania, 642 feet Westerly from the Southwest corner of the intersection of Enterprise and Market Streets on the plot of lots hereinafter mentioned;

THENCE along the Southerly side of said Enterprise Street, South 72 degrees 44' west fifty-eight (58) feet to a corner of Lot No. 17;

THENCE along the Easterly side line of said Lot No. 17 South 17 degrees 16' East one hundred fifty (150) feet to a point on Water Street;

THENCE along the Northerly side of Wate Street, North 72 degrees, 44' East fifty-eight (58) feet to a point in Lot No. 15;

THENCE through said Lot No. 15 North 17 degrees 16' West one hundred fifty (150) feet to the place of beginning.

BEING all of Lot No. 16 and the Westerly portion of Lot No. 15 on plot of lots laid out by the Susquehanna Coal Company and recorded in Luzerne County Map Book 1, Page 10.

BEING the same premises which Nathan J. Buydos by Lois A. Buydos, now by marriage, Lois A. Villella, and William Villella, her husband Deed dated November 15, 2007 recorded in the Office of Recorder of Deeds of Luzerne County on November 16, 2007 at Book 3007, Page 304512 granted and conveyed unto Nathan J. Buydos.

PROPERTY BEING KNOWN AS 71 West Enterprise St, Glen Lyon, PA 18617

Being Luzerne County Tax Plate No. 46-K6S1-015-011 and PIN: 46-2-721-3

IMPROVEMENTS thereon consist of: Residential Real Estate

Seized and taken in execution as the property of: Nathan J. Buydos

PROPERTY ADDRESS: 71 W ENTERPRISE ST, GLEN LYON, PA 18617

UPI / TAX PARCEL NUMBER: 46-K6S1-015-011

Seized and taken into execution to be sold as the property of NATHAN BUYDOS in suit of WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR BCAT 2020-3TT.

Attorney for the Plaintiff:
STERN & EISENBERG PC
WARRINGTON, PA 215-572-8111

BRIAN M. SZUMSKI, Sheriff
LUZERNE COUNTY, Pennsylvania