

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 10231/2024

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.

By virtue of writ of execution issued by plaintiff:
MCLP Asset Company, Inc.

To case number: 202410231

All those certain lots or pieces of ground situate in Nanticoke City, County of Luzerne, Commonwealth of Pennsylvania, bounded and described as follows, to wit:

THE FIRST THEREOF:

BEGINNING at a point which is the southeast corner of Lot No. 291 on Green Street on a plot of lots hereinafter mentioned;

THENCE along Green Street south seventy one (71) degrees twelve (12) minutes West twenty seven (27) feet eight (8) inches to a point;

THENCE north eighteen (18) degrees forty eight (48) minutes west for a distance of seventy three (73) feet to the lands of Lillian Wenche, et vir;

THENCE north seventy one (71) degrees twelve (12) minutes east twenty seven (27) feet eight (8) inches to a point on the easterly line of Lot No. 291;

THENCE along the line between lots nos. 291 and 292 south eighteen (18) degrees forty eight (48) minutes east seventy three (73) feet to Green Street, the place of beginning.

BEING the southeast portion of Lot No. 291 (226 East Green Street, Nanticoke, Pennsylvania) on plot of lots laid out in the City of Nanticoke by the Susquehanna Coal Company and recorded in Luzerne County Deed Book 238, page 1;

TOGETHER WITH easement and right of way with right of egress, ingress and regress to and for the grantees, their heirs, assigns, tenants, undertenants, occupiers and possessors of the grantees in a certain sidewalk or way extending out of and from East Green Street along the westerly side of the premises herein described, and in a driveway extending from the north end of said sidewalk to ally along the western side of a double block at Rear 226 East Green Street, Nanticoke, Pennsylvania, at all times and all sessions forever hereafter, into, along and our of said sidewalk and driveway in common with Antastazia Zimnock, now deceased, her heirs, assigns, tenants or occupiers of said messuage and ground assessed and known as 226 East Green Street, Nanticoke, Pennsylvania.

SUBJECT to an easement and right of way along the western boundary of the premises herein described granted to owners, heirs, tenants, occupiers of lands adjacent to these premises and other premises known as 226 and Rear 226 East Green Street, Nanticoke, Pennsylvania for the purpose of egress, regress and ingress to and from East

Green Street and alley which lies North of said Lot No. 291.

PROVIDED further that the free and uninterrupted use of said sidewalk shall not be obstructed by the erection of a fence thereon.

THE SECOND THEREOF:

ACQUISITION BLOCK NO. 6, LOT NO. 27, DISPOSITION PARCEL NO. 93B

BEGINNING at a point, said point being located along the northerly side of Green Street at the southeast corner of Lot No. 291 on the plot of lots hereafter mentioned;

THENCE along the northerly right of way of Green Street North seventy one (71) degrees twelve (12) minutes east twelve and fifty hundredths (12.50) feet to a point;

THENCE through Lot No. 292 North eighteen (18) degrees forty eight (48) minutes west, seventy three (73) feet to a point;

THENCE by the same south seventy one (71) degrees twelve (12) minutes west, twelve and fifty hundredths (12.50) feet to a point;

THENCE along the easterly line of Lot No. 291, south eighteen (18) degrees forty eight (48) minutes east seventy three (73) feet to a point at the place of beginning.

CONTAINING 912.5 square feet, more or less.

BEING a southwesterly portion of Lot No. 292 on the plot of the Lots of the Susquehanna Coal Company recorded in Luzerne County Deed Book 265 at page 1 et seq.

THE THIRD THEREOF:

BEGINNING at a point which is at the Northwest corner of Lot No. 291 on a plot of lots hereinafter mentioned;

THENCE along an alley north seventy one (71) degrees twelve (12) minutes east twenty two (22) feet four (4) inches to a point;

THENCE along lands belonging now or former to Frances Perkoski, et vir and Lilian Wenche, et vir, south eighteen (18) degrees forty eight (48) minutes East for a distance of forty (40) feet;

THENCE south seventy one (71) degrees twelve (12) minutes west twenty two (22) feet four (4) inches to a point on a line between Lots Nos. 290 and 291;

THENCE along the line between lots Nos. 290 and 291 north eighteen (18) degrees forty eight (48) minutes west forty (40) feet to an alley, the place of beginning.

BEING the northwest portion of Lot No. 291. on plot of lots laid out in the City of Nanticoke by the Susquehanna Coal Company and recorded in Luzerne County Deed Book 238, page 1.

TOGETHER WITH easement and right of way with right of egress, ingress and regress to and for the grantees, their heirs, assigns, tenants, undertenants, occupiers and possessors of the grantees in a certain sidewalk or way extending out of and from East Green Street along the westerly side of the premises herein described, and in a driveway extending from the north end of said sidewalk to ally along the western side of a double block at Rear 226 East Green Street, Nanticoke, Pennsylvania, at all times and all sessions forever hereafter, into, along and our of said sidewalk and driveway in common with Antastazia Zimnock, now deceased, her heirs, assigns, tenants or occupiers of said messuage and ground assessed and known as 226 East Green Street, Nanticoke, Pennsylvania.

SUBJECT to an easement and right of way along the western boundary of the premises herein described granted to owners, heirs, tenants, occupiers of lands adjacent to these premises und other premises known as 226 and Rear 226 East Green Street, Nanticoke, Pennsylvania for the purpose of egress, regress and ingress to and from East Green Street and alley which lies North of said Lot No. 291.

PROVIDED further that the free and uninterrupted use of said sidewalk shall not be obstructed by the erection of a fence thereon.

The improvements thereon being known as 226 Green Street East, Nanticoke, Pennsylvania - 18634 and 224 Rear East Green Street, Nanticoke, Pennsylvania - 18634.

PARCEL IDs: 42-J7NE4-007-028-000 and 42-J7NE4-007-28B-000

Property Addresses: 226 East Green Street, Nanticoke, PA 18634 and 224 Rear East Green Street, Nanticoke, PA 18634

Title vested with Kris A. Radginski, Single by Deed from Donna L. Ginthner, Single dated October 20, 2008 and recorded on October 27, 2008 with the Luzerne County Recorder of Deeds as Book 3008, Page 237868, and Instrument Number: 5844911.

Being Luzerne County Tax Parcel Number and Pin Number: 42-J7NE4-007-028-000 and 42-J7NE4-007-28B-000

Improvements Thereon Consist of: Residential Dwellings

Seized and Taken in Execution as the Property of: Kris A. Oncay aka Kris A. Radginski

PROPERTY ADDRESS: 226 EAST GREEN ST AND, 224 REAR EAST GREEN ST, NANTICOKE, PA 18634

UPI / TAX PARCEL NUMBER: 42-J7NE4-007-028-000 and 42-J7NE4-007-28B-000

Seized and taken into execution to be sold as the property of ONCAY, KRIS A A/K/A KRIS A RADGINSKI in suit of MCLP ASSET COMPANY, INC.

Attorney for the Plaintiff:
PADGETT LAW GROUP, P.A.
TALLAHASSEE, FL 850-422-2520

BRIAN M. SZUMSKI, Sheriff
LUZERNE COUNTY, Pennsylvania