

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 10874/2024

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 piece or parcel of land, situate in the City of Wilkes-Barre, County of Luzerne and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a corner of Northampton and Hillside Streets;

THENCE North 32 degrees 38 minutes West, 114 feet to a corner of Lot No. 8 now or formerly of Anthony Dombroski, et ux;

THENCE by land of said Lot No. 8, North 57 degrees 34 minutes East, 30 feet to a corner;

THENCE South 32 degrees 26 minutes East, 52.7 feet, more or less, to line between Lots Nos. 5 and 6;

THENCE South 48 degrees 30 minutes East, 33 feet, more or less, to a corner on Hillside Street;

THENCE along Hillside Street, South 19 degrees 30 minutes West, 49 feet to Northampton Street, the place of beginning.

SUBJECT to the same exceptions, reservations, restrictions, covenants, conditions and easements as are contained in prior Deeds in the chain of title.

IMPROVEMENTS thereon consist of: Residential building

THE SECOND THEREOF:

ALL the surface and right of soil only of all that certain lot of land situate in the City of Wilkes-Barre, County of Luzerne and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point on Hillside Street, ninety-eight (98) feet from the northwest corner of Northampton Street;

THENCE at right angles to Hillside Street, North 70 degrees 30 minutes West, sixty-eight and six-tenths (68.6) feet to a corner of Lot No. 8;

THENCE South 57 degrees 34 minutes West, five (5) feet to a corner of Lot No. 7;

THENCE South 32 degrees 26 minutes East, fifty-two and seven-tenths (52.7) feet to a point on line between Lots Nos. 5 and 6;

THENCE by line of Lot No. 6, South 48 degrees 30 minutes West, thirty-three (33) feet to Hillside Street;

THENCE along the westerly line of Hillside Street, North 19 degrees 30 minutes East, forty-nine (49) feet to the place of beginning.

BEING THE SAME PREMISES GRANTED AND CONVEYED unto CasterLine, LLC, a Pennsylvania limited liability company, by virtue of a Deed of Constance Plewniak, also known as Constance A. Plewniak, widow, by Deed dated July 23, 2010, and recorded in Luzerne County Recorder of Deeds office on July 28, 2010, to Luzerne County Record Book 3010, Pages 124717, et seq., Instrument No. 5924136.

IMPROVEMENTS thereon consist of: Land (building lots up to 2 acres in size)

PROPERTY ADDRESS: 103-107 HILLSIDE ST, WILKES BARRE, PA 18702

UPI / TAX PARCEL NUMBER: 73-I10NW1-013-035-000 & 73-I10NW1-013-036-000

Seized and taken into execution to be sold as the property of CASTERLINE, LLC in suit of LUZERNE BANK.

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

BRIAN M. SZUMSKI, Sheriff
LUZERNE COUNTY, Pennsylvania