

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 8061/2024

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.

BEING Lot No. 117 on plot of lots of Lawrence Myers, recorded in the Recorder's Office of Luzerne County in Deed Book No. 175, Page 7. Said lot being forty (40) feet in front on North Street and continuing the same width back for a distance of eighty (80) feet and containing 3,200 square feet of surface.

BEING THE SAME PREMISES granted and conveyed unto Raymond Kowalczyk and Christine Kowalczyk, his wife, by virtue of a Deed between John Butyter and Mary Butyter, his wife, dated July 19, 1988, and recorded in Luzerne County Recorder of Deeds office on September 2, 1988, to Luzerne County Record Book 2284, Pages 347, et seq.

TOGETHER WITH AND SUBJECT TO the covenants, easements and restrictions as appear in the chain of title.

TOGETHER with all and singular the buildings, improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in any wise appertaining, and the reversions and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of the said Grantors, as well as in equity, of, in, and to the same.

TO HAVE AND TO HOLD the said lot or piece of ground described with the buildings and improvements thereon erected, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, his heirs and assigns, to and for the only proper use and behoof of the said Grantee, his heirs and assigns forever,

AND the said Grantors do covenant, promise and agree, to and with the said Grantee, his heirs and assigns, by these presents, that the said Grantors all and singular the hereditaments and premises hereby granted or mentioned and intended so to be, with the appurtenances, unto the said Grantee, his heirs and assigns, against him, the said Grantors and against all and every person and persons whomsoever lawfully claiming or to claim the same or any part thereof, by, from or under him, her, them shall and will Specially WARRANT and forever DEPEND.

NOTICE: THIS DOCUMENT DOES NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL AND, IN THAT CONNECTION, DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR OTHER STRUCTURE ON OR IN SUCH LAND. THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTHERWISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT. (SEE 52 P.S. 1551)

HAZARDOUS WASTE IS NOT BEING DISPOSED OF NOR HAS IT EVER BEEN DISPOSED OF ON THE PROPERTY CONVEYED HEREIN BY THE GRANTOR'S OR TO THE GRANTOR'S KNOWLEDGE. A HAZARDOUS SUBSTANCE IS DEFINED AT SECTION 103 OF THE PENNSYLVANIA HAZARDOUS SITES CLEAN ACT, ACT NO. 108 OF 1988, HAS NEVER BEEN DISPOSED AND IS NOT PRESENTLY BEING DISPOSED BY THE GRANTOR'S NAMED HEREIN OR TO THE GRANTOR'S ACTUAL KNOWLEDGE, IN OR ON THE PREMISES

IN QUESTION.

SUBJECT TO THE SAME EXCEPTIONS, RESERVATIONS, RESTRICTIONS CONDITIONS, EASEMENTS, RIGHT-OF-WAYS AND INSTRUMENTS OF TITLE AS THE SAME MAY APPEAR IN THE CHAIN OF TITLE OR BY A VISIBLE INSPECTION OF THE PREMISES.

IMPROVED PROPERTY BEING KNOWN AS: 10 North Street, Plains, PA 18705

IMPROVEMENTS THEREON CONSIST OF: Residential single-family home

PROPERTY IDENTIFICATION NUMBER OF THE ABOVE-DESCRIBED PARCEL:
50-G10SE2-001-019

PROPERTY ADDRESS: 10 NORTH ST, PLAINS, PA 18705

UPI / TAX PARCEL NUMBER: 50-G10SE2-001-019

Seized and taken into execution to be sold as the property of CHRISTINE KOWALCZYK in suit of COMMUNITY BANK, N.A..

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

BRIAN M. SZUMSKI, Sheriff
LUZERNE COUNTY, Pennsylvania