

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 13111/2019

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 Writ of Execution issued by plaintiff: WILMINGTON SAVINGS FUND SOCIETY, FSB D/B/A CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR PRETIUM MORTGAGE ACQUISITION TRUST

To No. 2019-13111

ALL the surface of those two certain pieces or parcels of land situate, lying and being in the Borough of Nuangola, County of Luzerne and State of Pennsylvania, bounded and described as follows, to-wit:

THE FIRST THEREOF:

BEGINNING at a point on the East side of Highfield Street, said point being the Southwest corner of Lot No. 17; thence South 15° East, 100 feet along Highfield Street to a corner the Southwest intersection of Lot No. 19; thence North 75° East, 200 feet to a corner the intersection of Lots Nos. 19 and 20 and Lots Nos. 7 and 6; thence North 15° West, 100 feet to a corner, said corner being the intersection of Lots Nos. 17 and 18 and Lots Nos. 8 and 9; thence South 75° West, 200 feet to a corner or point of BEGINNING.

BEING Lots Nos. 18 and No. 19 on the Hilldale Plot of Lots recorded in Deed Book No. 1256, Page No. 288.

BOUNDED on the East by Lots Nos. 7 and 8, on the South by Lot No. 20, on the North by Lot No. 17 and on the West by Highfield Street. Being 100 feet on Highfield Street and 200 feet along Lot No. 20.

A Building Line 35 feet from the Street is a reservation of this Deed to comply with the Borough Planning and Zoning.

This plot of lots revised by C.L. Hartwel, Civil Engineer June 24, 1931.

BEING the same premises conveyed to Robert M. Lauer and Dora M. Lauer, his wife, by deed of A. Paul Storm, et al dated May 24, 1967 and recorded in Luzerne County Deed Book 1616 at page 994.

THE SECOND THEREOF:

BEGINNING at a point on the Southerly side of the Main Road, said point being 300.8 feet from the corner stone of the Hilldale Allotment on the Public Road leading to Alberts from Nuangola at the intersection of the Storm and Wm. Myers land, said point being the Northeast corner of Lot No. 6 of the Hilldale Allotment recorded in Deed Book 1256, page 288 in the Recorder of Deeds of Luzerne County; thence South 75° West, 192.41 feet to a corner; thence North 15° West, 50 feet to a corner; thence North 75° East, 190.05 feet to a corner; thence South 16° 27' East along the Public Road, 50 feet to a corner, the place of BEGINNING.

BEING Lot No. 7 of the said plot of lots of the Hilldale Allotment, and bounded on the North by Lot No. 8; on the East by the Public Road; on the South by Lot No. 6; on the West by Lot No. 19.

COAL AND OTHER MINERALS reserved as in prior chain of title.

BEING the same premises conveyed to Robert Lauer and Dora Lauer, his wife, by deed of Michael Balas, et ux, dated June 9, 1967 and recorded in the Office for the Recording of Deeds in Luzerne County in Deed Book 1617, Page 749.

The above two parcels of land are under and subject to all easements, rights, covenants, appurtenances, exceptions, reservations, restrictions and conditions as are contained in deeds in prior chain of title.

The said Robert M. Lauer, a/k/a Robert Lauer died intestate on November 11, 1987 thereby vesting title to the above described premises in Dora M. Lauer, a/k/a Dora Lauer, his wife, as surviving tenant by the entireties. The said Dora M. Lauer, a/k/a Dora Lauer died testate on April 6, 1999. Her Will is on file in the Office of the Register of Wills of Luzerne County to No. 755 of 1999.

Title to said premises is vested in Glenn C. Elmy and Michelle L. Elmy, by the Deed from James J. Lauer and Carolyn J. Lauer, Co-Executors of the Estate of Dora Lauer a/k/a Dora M. Lauer dated 2/18/2000 and recorded 2/22/2000 in Record Book 2711, Page 890.

PROPERTY BEING KNOWN AS: 5035 Church Road
Mountain Top, PA 18707

Being Plate Number: 47-301-1-D5-4 PIN #: 47-L8S5 -001-006-000

Being Plate Number: 47-301-1-D19-1 PIN #: 47-L8S5 -001-014-000

Improvements thereon consist of: RESIDENTIAL

Seized and taken in execution as the property of: Glenn C. Elmy and Michelle L. Elmy

PROPERTY ADDRESS: 5035 CHURCH RD, MOUNTAIN TOP, PA 18707

UPI / TAX PARCEL NUMBER: 47-L8S5 -001-006-000 AND 47-L8S5 -001-014-000

Seized and taken into execution to be sold as the property of GLENN C. ELMY AND MICHELLE L. ELMY in suit of WILMINGTON SAVINGS FUND SOCIETY, FSB D/B/A CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR PRETIUM MORTGAGE ACQUISITION TRUST.