

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 10026/2024

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: CITIZENS BANK, N.A. S/B/M TO CITIZENS BANK OF PENNSYLVANIA

To No. 2024-10026

ALL THAT CERTAIN piece or parcel of land situate in the Borough of Forty Fort, County of Luzerne County and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point on the Southerly side of West Pettebone Street distance 160.1 feet in a Southeasterly direction from Murray Street;

THENCE along West Pettebone Street in a Northwesterly direction 60 feet to a point in the front line of Lot No. 32 on plot of lots hereinafter referred to;

THENCE South 58° 40' West through Lot No. 32, 119.2 feet;

THENCE South 31° 15' East, 60 feet to a point in the rear line of Lot No. 30;

THENCE through Lot No. 30 North 58° 40' East, 119.2 feet to West Pettebone Street, the point or place of BEGINNING.

BEING the Northerly 30 feet of Lot No. 30 and the Southerly 30 feet of Lot No. 32 on the Dymond and Lewis Plot in the Borough of Forty Fort.

EXCEPTING AND RESERVING coal and other minerals as in the line of title.

Title to said premises is vested in Christy A. Linkowsky by the Deed from William Walp dated 12/1/2005 and recorded 12/9/2005 in Record Book 3005, Page 332531.

Christy A. Linkowsky departed this life on June 19, 2022.

PROPERTY BEING KNOWN AS: 136 West Pettebone Street
Forty Fort, PA 18704

Being Plate Number: 21-2-148-4 PIN #: G9NE2-009-004-000

Improvements thereon consist of: RESIDENTIAL

Seized and taken in execution as the property of: Christy A. Linkowsky, Deceased

PROPERTY ADDRESS: 136 WEST PETTEBONE ST, FORTY FORT, PA 18704

UPI / TAX PARCEL NUMBER: G9NE2-009-004-000

Seized and taken into execution to be sold as the property of ESTATE OF CHRISTY A. LINKOWSKY, DECEASED AND S AND M PROPERTY DEVELOPMENT, LLC in suit of CITIZENS BANK, N.A. S/B/M TO CITIZENS BANK OF PENNSYLVANIA.

Attorney for the Plaintiff:
THE LAW OFFICE OF GREGORY JAVARDIAN
SOUTHAMPTON, PA 215-942-9690

BRIAN M. SZUMSKI, Sheriff
LUZERNE COUNTY, Pennsylvania