

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 8895/2023

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, OCTOBER 03, 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: United Wholesale Mortgage, LLC vs. Andrew Maculloch

To case number 202308895

ALL THAT CERTAIN piece or parcel of land situated in Plymouth Township, Luzerne County, PA, bounded and described as follows:

BEGINNING at an iron pipe being a corner common to lands now or formerly Tkaczyk and Lot 1 of the "T. Serbin Subdivision";

THENCE along the lands now or formerly Tkaczyk, North 34 degrees 32 minutes 40 seconds East 32.15 feet;

THENCE crossing over Coal Street, North 35 degrees 36 minutes 55 seconds West 23.13 feet to a Mag nail being a corner common to Parcel A of said subdivision;

THENCE along the lands now or formerly L. Tkaczyk, North 22 degrees 00 minutes 35 seconds West 94.88 feet;

THENCE along the Southerly bank of Coal Creek, the following bearings and distances:

- 1) North 63 degrees 59 minutes 45 seconds West 5.19 feet;
- 2) North 86 degrees 06 minutes 55 seconds West 43.32 feet;
- 3) North 82 degrees 02 minutes 40 seconds West 10.84 feet;
- 4) South 66 degrees 12 minutes 40 seconds West 39.22 feet;
- 5) South 46 degrees 47 minutes 40 seconds West 58.82 feet;
- 6) South 31 degrees 33 minutes 55 seconds West 56.74 feet; (erroneously omitted in prior deed)
- 7) South 81 degrees 59 minutes 20 second West 64.08 feet; (erroneously omitted in prior deed)

THENCE along the lands now or formerly U.G.I. Corporation, South 44 degrees 48 minutes 50 seconds West 78.86 feet to an iron pin;

THENCE along the lands now or formerly Mark Conrad, North 80 degrees 44 minutes 20 seconds East 39.95 feet to an iron pin;

THENCE along the same, North 85 degrees 35 minutes 20 seconds East 149.82 feet to an iron pin;

THENCE along the same, South 76 degrees 04 minutes 10 seconds East 59.79 feet to an iron pin;

THENCE along the same, South 56 degrees 03 minutes 35 seconds East 51.95 feet to an iron pin common to Lot 1;

THENCE along Lot 1, North 26 degrees 13 minutes 00 seconds East 61.08 feet to the place of beginning.

BEING Parcel A and Parcel B of the " Proposed T. Serbin Subdivision Preliminary Plan/ Final Plan Lot Combination Plan " as shown on map dated February 10, 2010 as surveyed by Frank A. Grabowski, P.L.S. and recorded in Map Book 234, Page 48.

Parcel ID: 49-H8-00A-041-000

Property Address: 312 Coal Street, Plymouth, PA 18651

BEING the same premises which Thomas M. Serbin and Sharla L. Serbin, his wife, by deed dated January 18, 2022 and recorded February 14, 2022 at Book 3022, Page 45472 in the Office of the Recorder of Deeds of Luzerne County, PA, granted and conveyed unto Andrew Maculloch, in fee.

Title to said premises is vested in Thomas M. Serbin and Sharla L. Serbin, his wife by Deed dated January 18, 2022 and recorded in the Luzerne County Recorder of Deeds Office on February 14, 2022 in Book 3022, Page 45472, Instrument # 202210509.

Property being known as: 312 Coal Street, Plymouth, PA 18651

Being Luzerne County tax parcel number and pin number: 49-H8-00A-041-000

Improvements thereon consist of: Residential Dwelling

Seized and taken in execution as the property of: United Wholesale Mortgage, LLC against Andrew Maculloch and will be sold by

Sheriff of Luzerne County

Attorney for Plaintiff

PROPERTY ADDRESS: 312 COAL ST, PLYMOUTH, PA 18651

UPI / TAX PARCEL NUMBER: 49-H8-00A-041-000

Seized and taken into execution to be sold as the property of ANDREW MACULLOCH in suit of UNITED WHOLESALE MORTGAGE, LLC.

Attorney for the Plaintiff:
LOGS LEGAL GROUP LLC
WAYNE, PA 610-278-6800

BRIAN M. SZUMSKI, Sheriff
LUZERNE COUNTY, Pennsylvania