

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 4049/2025

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.

All that certain piece or parcel of land situated in the Township of Wilkes-Barre, County of Luzerne and Commonwealth of Pennsylvania, bounded and described as follows to wit:

BEGINNING at a point in the easterly sideline of the fifty (50) foot wide Blackman Street, said point being one hundred eighty-two and ninety-six one hundredths (182.96) feet on a course of South 45° 49' East from the intersection of said sideline and the line dividing Wilkes-Barre City and Wilkes-Barre Township; THENCE, from said point North 47° 13' East, two hundred thirty-five and sixty-three one hundredths (235.63) feet to a point in the westerly right of way line of the Central Railroad of New Jersey, Franklin Branch; THENCE, from said point and along said right of way line South 60°24' East, one hundred four and seventy-seven one-hundredths (104.77) feet to a point; THENCE, from said point South 47°13' West, two hundred sixty-two and five one hundredths (262.05) feet to a point in the easterly sideline of Blackman Street; THENCE, from said point and along said sideline North 45°49' West, one hundred (100) feet to a point, the place of beginning.

Containing 0.570 acres of land, be the same more or less.

PIN Number: I9SE2-02A-05B

TOGETHER with the free and uninterrupted use, liberty, and privilege of and passageway for the purpose of free ingress and egress to and for the said Grantees, their heirs and assigns, their tenants and undertenants, occupiers or possessors of the said Grantees' premises contiguous to the passageway, in common with the Greater Wilkes-Barre Industrial Fund, Inc., its successors and assigns, its tenants and undertenants, occupiers or possessors of the said Greater Wilkes-Barre Industrial Fund, Inc.'s messuage and ground adjacent to said passageway or right-of-way, and in common with the Grantor herein, bounded and described as follows:

BEGINNING at a point of intersections formed by the easterly fifty (50) foot wide right-of-way line of Blackman Street with the northerly right-of-way line of the Central Railroad of New Jersey, Statton Branch; THENCE in a northwesterly direction along the easterly fifty (50) foot wide right-of-way line of Blackman Street on a course of North 45°49' West, a distance of twenty-four and four one-hundredths (25.04) feet; THENCE in a northeasterly direction North 47°13' East, a distance of two hundred sixty-two and five one-hundredths (262.05) feet to a point; THENCE South 60°24' East, twenty-six and twenty-three one-hundredths (26.23) feet to a point in the northerly right-of-way line of the Central Railroad of New Jersey, Scranton Branch; THENCE in a southwesterly direction along said right-of-way line on a course of South 47°13' West, a distance of two hundred sixty-eight and sixty eight one hundredths (268.68) feet to the place of beginning.

Subject nevertheless to the payment for upkeep, repair, paving and maintenance of said right-of-way, and of payment of real estate taxes thereon by the Greater Wilkes-Barre Industrial Fund, Inc. The Grantor and Grantees in direct proportion to their respective usage of said right-of-way.

Also subject to the same conditions, exceptions, restrictions, easements, right of ways and reservations, as appear in all Deeds and Instruments forming the property's chain of title within Luzerne County, Pennsylvania.

Improvements thereon consist of a commercial building currently or previously identified as the Blackman Street Laundromat and Car Wash.

PROPERTY ADDRESS: 520 BLACKMAN ST, WILKES BARRE TWP, PA 18702

UPI / TAX PARCEL NUMBER: 69-I9SE2 -02A-05B-000

Seized and taken into execution to be sold as the property of BLACKMAN STREET CAR WASH II, LLC in suit of PS BANK.

Attorney for the Plaintiff:
RINALDI & POVEROMO PC
SCRANTON, PA 570-346-7441

BRIAN M. SZUMSKI, Sheriff
LUZERNE COUNTY, Pennsylvania