SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 11570/2024

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, DECEMBER 04, 2026
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: PNC Bank, National Association

To case number: 2024-11570

ALL that certain lot, piece or parcel of land, situate, lying and being in the City of Wilkes-Barre, County of Luzerne and Commonwealth of Pennsylvania bounded and described as follows, to wit:

BEGINNING at a corner on Butler Street 73.8 feet from Madison Street; thence along said Butler Street, South 42 degrees 10 minutes East 33 feet to a corner of Lot No. 164; thence South 59 degrees 52 minutes West 47.3 feet to a corner of Lot No. 165; thence along line of said Lot No. 165, North 30 degrees 08 minutes West, 32.27 feet; thence by a line parallel with Madison Street 59 degrees 52 minutes East 40.35 feet to the place of beginning on said Butler Street. Being part of Lot No. 163 according to the Plot of Lots called Derr Place and recorded in Recorder’s Office in and for Luzerne County in Deed Book No. 260, Page 461.

NOTE: Legal description taken from the deed with book 2008, page 385

Title is vested in Michael L. Popovich and Patricia M. Popovich, his wife, by deed from James J. Degnan and Martina Degnan Aufiero, co-executors of the estate of Sarah M. Degnan, deceased, dated December 07, 1979, recorded December 07, 1979 in the Luzerne County Clerk's/Register's Office, Book 2008 Page 385.

Michael L. Popovich died on April 22, 2023. Upon the death of Michael L. Popovich, the property located at 39 Butler Street, Wilkes-Barre, PA 18702 is vested solely in Patrice M. Popovich a/k/a Patricia A. Popovich by operation of law in her capacity as a tenant by the entirety.

Property Being Known As: 39 Butler Street, Wilkes-Barre, PA 18702

Being Luzerne county tax parcel number and pin number: 73-H10NW4-019-039-000

Improvements thereon consist of: Single-Family Residential Dwelling

Seized and taken in execution as the property of: Patrice M. Popovich a/k/a Patricia M. Popovich

PROPERTY ADDRESS: 39 BUTLER ST, WILKES BARRE, PA 18702

UPI / TAX PARCEL NUMBER: 73-H10NW4-019-039-000

Seized and taken into execution to be sold as the property of POPOVICH, PATRICE M A/K/A PATRICIAM POPVICH in suit of PNC BANK, NATIONAL ASSOCIATION.

Attorney for the Plaintiff:
MCCALLA RAYMER LEIBERT PIERCE LLC
ISELIN, NJ 445-207-4041

GENESIS C. ARIAS, Sheriff
LUZERNE COUNTY, Pennsylvania

(c) CountySuite Sheriff, Teleosoft, Inc.