

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 13382/2023

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 a Writ of Execution issued by: Deutsche Bank National Trust Company, as Trustee for Home Equity Mortgage Loan Asset-Backed Trust Series INABS 2006-B, Home Equity Mortgage Loan Asset-Backed Certificates Series INABS 2006-B, by its servicer PHH Mortgage Corporation

No. 2023-13382

ALL that certain piece or parcel of land situate in the Township of Hanover, County of Luzerne, Commonwealth of Pennsylvania, bounded and described as follows;

BEGINNING at a point in the westerly right of way of Clifton Court; said point being the common corner of Lots 3 and 4 of Clifton Court Subdivision as shown on a plan entitled "Site/Utility Plan" sated January 9, 1998 with revisions through February 17, 1998 Project Number 6296.01. Drawing Number 6296.01/Civil/6296C101, prepared by Quad Three Group, Inc., 37 North Washington Street, Wilkes Barre, Pennsylvania and recorded in Luzerne County Map Book 116 at page 31-32.

THENCE along the dividing line of Lots 3 and 4, North 62 degrees 41 minutes 05 seconds west two hundred sixty two and forty two hundredths (262.42) feet to an iron pin at southeasterly corner of Green Street;

THENCE along the southeasterly line of Green Street, North 59 degrees 45 minutes 49 seconds east three hundred twenty eight and forty one hundredths (328.41) feet to an iron pin;

THENCE along the lands now or formerly of Luzerne County, South 17 degrees 54 minutes 11 seconds east one hundred eighty seven and seventy two hundredths (187.72) feet to an iron pin being the common corner of Lots 4 and 5;

THENCE along the dividing line of Lots 4 and 5, the following two (2) courses and distances;
FIRST south 10 degrees 07 minutes 51 seconds west fifty two and twenty seven hundredths (52.27) feet to a point;

THENCE south 28 degrees 48 minutes 19 seconds west thirty five (35) feet to a point in the northerly right of way line of Clifton Court;

THENCE along said right of way by a curve to the left having a radius of sixty (60.00) feet and arc length of ninety five and eight one hundredths (95.81) feet an a chord bearing and distance of south 73 degrees 03 minutes 37 seconds west eighty five and ninety five hundredths *85.95) feet to the point of beginning.

CONTAINING 1.18 acre of land, more or less.

BEING the same premises which Michael Fort by Deed dated September 25, 2001 and recorded in the Office of

Recorder of Deeds of Luzerne County on September 27, 2001 at Book 3001, Page 181644 granted and conveyed unto Joseph Marx and Angela Dawn Marx.

PROPERTY BEING KNOWN AS 24 Clifton Court, Hanover Township, PA 18706

Being Luzerne County Tax Plate No. 255-C-2-D2-D3-1-R1-D1-2-D4 and PIN: 25-I8S1 -05A-008-000

PROPERTY ADDRESS: 24 CLIFTON COURT, HANOVER TWP, PA 18706

UPI / TAX PARCEL NUMBER: 25-I8S1 -05A-008-000

Seized and taken into execution to be sold as the property of ANGELA DAWN MARX, JOSEPH MARX AND THE UNITED STATES OF AMERICA in suit of DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR HOME EQUITY MORTGAGE LOAN ASSET-BACKED TRUST SERIES INABS 2006-B, HOME EQUITY MORTGAGE LOAN ASSET-BACKED CERTIFICATES SERIES INABS 2006-B, BY ITS SERVICER PHH MORTGAGE CORPORATION.

Attorney for the Plaintiff:
STERN & EISENBERG PC
WARRINGTON, PA 215-572-8111

BRIAN M. SZUMSKI, Sheriff
LUZERNE COUNTY, Pennsylvania