SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 12948/2023

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, 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.

ALL THAT CERTAIN surface or right of soil of that lot situate in the Borough of Hughestown, County of Luzerne and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a corner in the northwest line of Washington Terrace distant 47 feet from the intersection of said line with the southwest line of Rock Street as now located;

THENCE North 47 degrees 30 minutes West 118 feet to a point;

THENCE South 42 degrees 30 minutes West a distance of seven and five tenths (7.5) feet;

THENCE North 47 degrees 30 minutes West thirty-two (32) feet to a corner on an alley;

THENCE South 42 degrees 30 minutes West along said alley twenty-five and five tenths (25.5) feet to a corner;

THENCE along the line of Lot 97 and first No Lot, DT Davis, South 47 degrees 30 minutes
East one hundred fifty (150) feet to the corner of Washington Terrace aforesaid, and

THENCE along Washington Terrace North 42 degrees 30 minutes East thirty-three (33) feet to the place of BEGINNING

BEING the same premises granted and conveyed unto Marty Williams, by virtue of a Deed of John Patrick Novak, dated August 26, 2022, and recorded in Luzerne County Recorder of Deeds office on September 2, 2022, to Luzerne County Record Book 3022, Pages 228167, et seq., Instrument No. 202255870.

SUBJECT to the same exceptions, reservations, restrictions, covenants, and conditions as contained in prior deeds in chain of title.

TOGETHER with all and singular the buildings, improvements, ways, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances whatsoever thereunto belonging or in anywise appertaining, and the reversions and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of the said parties of the first part, in law, equity or otherwise, howsoever, in and to the same and every part thereof.

TO HAVE AND TO HOLD the said buildings, hereditaments and premises hereby granted or mentioned and intended so to be with the appurtenances, unto the said parties of the second part, their heirs and assigns, to and for the only proper use and behoof of the said parties of the second part, their heirs and assigns forever.

HAZARDOUS WASTE IS NEITHER BEING PRESENTLY DISPOSED OF NOR HAS EVER BEEN DISPOSED OF BY THE GRANTOR HEREIN NOR DOES THE GRANTOR HEREIN HAVE ANY ACTUAL KNOWLEDGE THAT HAZARDOUS WASTE HAS BEEN DISPOSED OF ON THE PREMISES HEREIN.

NOTICE - THIS DOCUMENT MAY NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL, AND, IN THAT CONNECTION, DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR OTHER STRUCTURE ON OR IN SUCH LAND. THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTHERWISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT.

IMPROVEMENTS thereon consist of: Residential single-family home

PROPERTY IDENTIFICATION NUMBER OF THE ABOVE-DESCRIBED PREMISES:
Map/Parcel/Plate: 28-E12NW1-003-013-000

PROPERTY BEING KNOWN AS: 5 Washington Terrace, Hughestown, PA 18640

PROPERTY ADDRESS: 5 WASHINGTON TERRACE, HUGHESTOWN, PA 18640

(c) CountySuite Sheriff, Teleosoft, Inc.

UPI / TAX PARCEL NUMBER: 28-E12NW1-003-013-000

Seized and taken into execution to be sold as the property of WILLIAMS, MARTY A/K/A MARTY J WILLIAMS in suit of COMMUNITY BANK, N.A..

Attorney for the Plaintiff:
HOURIGAN, KLUGER & QUINN
KINGSTON, PA 570-287-3000

GENESIS C. ARIAS, Sheriff
LUZERNE COUNTY, Pennsylvania

(c) CountySuite Sheriff, Teleosoft, Inc.