

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 14068/2025

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:

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 lot, piece, or parcel of land situate in the Franklin Township, County of Luzerne, and Commonwealth of Pennsylvania, bounded and described as follows to-wit:

BEGINNING at a point located along the center line of Franklin Township Route 802 being a corner common to lands now or formerly Redmond;

THENCE along the lands now or formerly Redmond, North 89 degrees 46 minutes 00 seconds East 159.70 feet;

THENCE along the lands of M. Bart, the grantee herein, North 1 degrees 01 minutes East 406.04 feet to a corner along the center line of Franklin Township Route No. 823;

THENCE along the center line of Franklin Township Route No. 823, South 71 degrees 10 minutes 05 seconds East 72.61 feet;

THENCE along the same, South 72 degrees 33 minutes 05 seconds East 42.58 feet;

THENCE along the same, South 72 degrees 10 minutes 35 seconds East 81.32 feet;

THENCE along the same, South 73 degrees 00 minutes 45 seconds East 79.97 feet;

THENCE along the same, South 74 degrees 46 minutes 50 seconds East 77.43 feet;

THENCE along the same, South 79 degrees 21 minutes 20 seconds East 51.88 feet;

THENCE along the line of lands of M. Bart, the grantee herein, South 9 degrees 44 minutes 00 seconds East 294.02 feet to an iron pipe corner;

THENCE along the line of lands now or formerly of Redmond, North 89 degrees 46 minutes 00 seconds East 97.55 feet to an iron pin corner;

THENCE along the same, crossing over Franklin Township Route 823 and along the lands now or formerly J. Stankus and lands now or formerly W. Miller, along an old stone wall, North 9 degrees 44 minutes 00 seconds West 1622.93 feet to a flat iron corner;

THENCE along the remnants of an old stone wall, along the lands now or formerly W. Miller, South 79 degrees 01 minutes 05 seconds East 569.33 feet to an iron pin;

THENCE along the lands now or formerly Faux, along an old stone wall, North 30 degrees 43 minutes 35 seconds East 577.38 feet to an iron pipe;

THENCE along the lands now or formerly Harding, along an old blazed line, North 84 degrees 03 minutes 30 seconds West 852.29 feet to an iron pin;

THENCE along the lands now or formerly J. Cease, along an old stone row, South 30 degrees 08 minutes 20 seconds West 549.62 feet to an iron pin;

THENCE along the same, South 89 degrees 53 minutes 20 seconds West 135.01 feet to a point located along the center of Township Route 802;

THENCE along the centerline of Franklin Township Route 802, the following bearings and distances:

1. South 21 degrees 08 minutes 35 seconds East 123.91 feet;
2. South 19 degrees 19 minutes 30 seconds East 49.74 feet;
3. South 16 degrees 33 minutes 15 seconds East 53.73 feet;
4. South 11 degrees 44 minutes 55 seconds East 51.41 feet;
5. South 05 degrees 51 minutes 20 seconds East 51.63 feet;
6. South 01 degrees 33 minutes 55 seconds East 50.70 feet;
7. South 00 degrees 45 minutes 40 seconds West 254.67 feet;
8. South 00 degrees 25 minutes 10 seconds West 241.67 feet;
9. South 04 degrees 07 minutes 10 seconds West 51.00 feet;
10. South 06 degrees 55 minutes 15 seconds West 45.15 feet;
11. South 08 degrees 51 minutes 50 seconds West 154.34 feet;
12. South 09 degrees 22 minutes 10 seconds West 400.00 feet;
13. South 08 degrees 24 minutes 05 seconds West 98.45 feet to the place of beginning.

CONTAINING 24.20 acres of land.

BEING all of Lot 1 as shown on map titled "DYMOND SUBDIVISION - FRANKLIN TOWNSHIP" dated February 02, 2005.

AND ALSO BEING part of the same premises conveyed to the grantor herein by deed from Marian M. Dymond, dated September 8, 2000 and recorded in Luzerne County Deed Book 2735, page 85.

BEING THE SAME PREMISES granted and conveyed unto Margaret Ann Bart, single, by virtue of a Deed of Dymond's Farm and Farm Markets, a Pennsylvania general partnership, Timothy L. Dymond, Sr., and Fred N. Dymond, III, general partners, by Deed dated October 20, 2005, and recorded in the Luzerne County Recorder of Deeds office on November 14, 2005, to Luzerne County Record Book 03005, Page 306733, et seq., Instrument No. 5670284.

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.

UNIMPROVED PROPERTY BEING KNOWN AS: 974 Lockville Road, Dallas, PA 18612

UNIMPROVED REAL ESTATE CONSISTS OF: (24.2 acres) Undeveloped land with an outbuilding on it

PROPERTY IDENTIFICATION NUMBER OF THE ABOVE-DESCRIBED PARCEL: 24-A9-00A-01C-000

PROPERTY ADDRESS: 974 LOCKVILLE RD, DALLAS, PA 18612

UPI / TAX PARCEL NUMBER: 24-A9-00A-01C-000

Seized and taken into execution to be sold as the property of MARGARET ANN BART in suit of FAIRWAY CONSUMER DISCOUNT CO.

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

BRIAN M. SZUMSKI, Sheriff
LUZERNE COUNTY, Pennsylvania