

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 10503/2025

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 piece or parcel of land situated in the Borough of Exeter, County of Luzerne and Commonwealth of Pennsylvania, more particularly bounded and described as follows;

BEGINNING at a point marking the centerline intersection of a 50-foot wide street known as Packer Avenue and a 50-foot wide street known as Holly Lane;

THENCE South 50 degrees 30 minutes West, a distance of 143.25 feet and North 51 degrees 00 minutes West, a distance of 141.37 feet to the place of beginning;

THENCE along Aster Court, North 51 degrees 00 minutes West, a distance of 20.00 feet to a point;

THENCE along Lot No. 15 and passing through a common party wall, North 39 degrees 00 minutes East, a distance of 75.00 feet to a point;

THENCE along lands of Wildflower Village Homeowners Association, South 51 degrees 00 minutes East, a distance of 20.00 feet to a point;

THENCE along Lot 13 and passing through a party wall, South 39 degrees 00 minutes West, a distance of 75.00 feet to a point, the place of BEGINNING.

CONTAINING a total area of 1,500 square feet (0.03 acres).

BEING all of Parcel No. 14 Wildflower Village Phase 1, Section 1, as shown on Drawing dated 7/7/93, titled Phase 1, Section 1 Final Plan, prepared by Clough, Harbour and Associates, 189 Market Street, Kingston, Pennsylvania 18704-5496, recorded in Luzerne County Map Book 75, page 6.

Together with the free and uninterrupted use, liberty and privilege of and passage in and along the lands of Wildflower Village Homeowners Association fully outlined and identified as courts on map recorded in Luzerne County Map Book 75, page 6, incorporated herein by reference.

Under and subject to any and all restrictions, reservations and conditions that may appear in prior chain of title and as more fully set forth in Luzerne County Deed Book 2464 at page 798.

SUBJECT to the same conditions, exceptions and reservations, together with all rights and privileges contained in the deeds forming the chain of title to the aforesaid described premises.

BEING THE SAME PREMISES GRANTED AND CONVEYED UNTO Vincent Liples, Jr., and Tiffany Liples, his wife, by virtue of a Deed between Ruth Liples and Vincent Liples, her husband, by Deed dated December 6, 2023, and recorded in the Luzerne County Recorder of Deeds office on December 11, 2023, to Luzerne County Record Book 3023, Pages 236789, et seq., Instrument No. 202365102.

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 townhome

PROPERTY IDENTIFICATION NUMBER OF THE ABOVE-DESCRIBED PREMISES: Map/Parcel/Plate:
16-D11S3-001-014-000

PROPERTY BEING KNOWN AS: 111 Aster Court, Exeter, PA 18643

PROPERTY ADDRESS: 111 ASTER COURT, EXETER, PA 18643

UPI / TAX PARCEL NUMBER: 16-D11S3-001-014-000

Seized and taken into execution to be sold as the property of VINCENT LIPLES AND TIFFANY LIPLES in suit of PS BANK.

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

BRIAN M. SZUMSKI, Sheriff
LUZERNE COUNTY, Pennsylvania