

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 7486/2025

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.

By virtue of writ of execution issued by plaintiff:

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE, IN TRUST FOR REGISTERED HOLDERS OF LONG BEACH MORTGAGE LOAN TRUST 2006-7, ASSET-BACKED CERTIFICATES, SERIES 2006-7

To case number 202507486

PARCEL NO.1:

ALL that certain lot or piece of grand situate on the north side of Tamarack Street, in the City of Hazleton, County of Luzerne and State of Pennsylvania, being Lot marked No. Nine (9) of Square No. Ninety-nine (99) in the plan of said City, bounded and described as follows, to wit:

BEGINNING at a point on the North side of Tamarack Street on the Southeast corner of Lot No. Ten (10);

THENCE Eastwardly along said Tamarack Street a distance of forty (40) feet to Lot No. Eight (8);

THENCE Northwardly along the West line of Lot No. Eight (8) one hundred fifty (150) feet to a street;

THENCE Westwardly forty (40) feet to Lot No. Ten (10);

THENCE Southwardly along the East line of Lot No: Ten (10) one hundred and Fifty (150) feet to the place of BEGINNING.

CONTAINING forty (40) feet on Tamarack Street and extending northwardly of that width in length or depth, one hundred and fifty (150) feet to a certain Street.

BEING the same premises conveyed to Mary Ann Maylath and Dorothy C. Maylath, by deed of Lewis J. Maylath, widower, dated December 3, 1968, and recorded in the Office of the Recorder of Deeds In and for Luzerne County in Deed Book 1657, at Page 470.

UNDER AND SUBJECT to the same exceptions, reservations, conditions and covenants as may be contained in prior deeds in chain of title.

The Property Identification Number for the above-referenced parcel is:

T8SW24 B 005 L 003

PARCEL 2:

ALL that certain piece, parcel or tract of land situate In the City of Hazleton, County of Luzerne and Commonwealth of Pennsylvania, being a portion of said Lot No. Nine (9) of Square No. Ninety-nine (99) on the plot or plan of said City, bounded and described as follows, in wit:

BEGINNING at a point in the southerly line of Holly Street, said point being a distance of sixty (60) feet, more or less, eastwardly from the southeasterly corner of the intersection of Cedar and Holly Streets and being in the office plans passing through the center of the dividing partition of a double or two-piece dwelling house erected upon the northerly portion of Lot No. 9:

THENCE (1) easement along the southerly line of Holly Street for a distance of twenty (20) feet, more or less to a point in the line dividing Lots Nos. 8 and 9;

THENCE (2) exacting of that twenty (20) foot, more or less, width or breadth (between the vertical plane passing through the said dividing partition and the westerly line of Lot No. 8) in length or depth southwardly and at right angles with said Holly Street for a distance of one hundred fifty (150) feet to the northerly line of Tamarack Street.

IMPROVED by having erected thereon the easterly one-half (1/2) of said double or two-family dwelling house, which easterly one-half (1/2) bears House No. 206 Holly Street

BEING the same premises conveyed to Dorothy Maylath by deed of Charles Joseph Demko Estate, by Martin M. Mylet, as Administrator, C.T.A., dated May 6, 1994, and recorded in the Office of the Recorder of Deeds ix and for Luzerne County in Deed Book 2492, at Page 252.

UNDER AND SURJECT to the same exceptions, reservations, conditions and covenants as may be contained in prior deeds in chain of title.

The Property Identification Number for the above referenced parcel is:
T8SW24 B 005 L 003A

Title to said premises is vested in PHILIS E. LOPEZ, AN ADULT INDIVIDUAL

Property being known as: 204 206 E HOLLY ST, HAZLETON, PA 18201

Being Luzerne county tax parcel number and pin number: 71-T8SW24-005-003-000

Improvements thereon consist of: RESIDENTIAL PROPERTY

Seized and taken in execution as the property of: PHILIS E. LOPEZ, AN ADULT INDIVIDUAL

PROPERTY ADDRESS: 204-206 E HOLLY ST, HAZLETON, PA 18201

UPI / TAX PARCEL NUMBER: 71-T8SW24-005-003-000

Seized and taken into execution to be sold as the property of PHILIS E LOPEZ in suit of DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE, IN TRUST FOR REGISTERED HOLDERS OF LONG BEACH MORTGAGE LOAN TRUST 2006-7, ASSET-BACKED CERTIFICATES, SERIES 2006-7.