SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 6590/2018

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, FEBRUARY 05, 2027
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: Luzerne County Flood Protection Authority

To case number 2018-06590

ALL that certain piece or parcel of land, situate in the Borough of Forty Fort, Luzerne County, Pennsylvania, bounded and described as follows:

BEGINNING at a point in the northeasterly right-of-way line of the Lehigh Valley Railroad, West Side Connection, said point being the northeasterly corner of a parcel of land conveyed to John D. Harkins by the Lehigh Valley Railroad Company by Deed dated November 28, 1947, and recorded in Luzerne County Deed Book 972, Page 274, the said corner being located along said right-of-way line North thirty degrees West, two hundred ten and seventy-five hundredths (210.75) feet from its intersection with the northwesterly line of Wyoming Avenue.
THENCE along the above-mentioned right-of-way line, North thirty degrees West, twelve and forty-five hundredths (12.45) feet to a point;
THENCE still along the above-mentioned right-of-way line parallel to and fifty-seven (57) feet easterly measured at right angles to the center line of the main track, North twenty-nine degrees forty-three minutes West, four hundred thirty-nine and sixty-one hundredths (439.61) feet to a point;
THENCE through lands of Lehigh Valley Railroad Company following four courses and distances South sixty degrees seventeen minutes West, forty-five (45) feet to a point twelve (12) feet easterly from the center line of the main track, along and parallel to and twelve (12) feet easterly from the center line of the main track South twenty-nine degrees forty-three minutes East, three hundred one and ninety-six hundredths (301.96) feet to a point; along and parallel to and twelve (12) feet easterly from the center line of the spur track into the Penn State Seed Co. building, South thirty-seven degrees ten minutes East, one hundred seventeen and sixteen hundredths (117.16) feet to a point; South thirty degrees East, thirty-four and four hundredths (34.04) feet to a point in the northerly line of the aforementioned parcel of land conveyed to John D. Harkins;
THENCE along lands so conveyed to John D. Harkins, North sixty degrees East, thirty (30) feet to the place of BEGINNING.
The bearings, distances and area above set forth are in accordance with survey map made by Howard W. Decker, Registered Surveyor #14713-E dated October, 1970.

Tax Parcel No. 21-G9NE3 -001-023-000

Property being known as: 906 Wyoming Avenue, Forty Fort, Pennsylvania

Being Luzerne County tax parcel number and pin number: 21-G9NE3 -001-023-000

Improvements thereon consist of: One Family

Seized and taken in execution as the property of: Forty Fort, L.L.C.

Sheriff of Luzerne County

PROPERTY ADDRESS: 906 WYOMING AVE, FORTY FORT, PA 18704

UPI / TAX PARCEL NUMBER: 21-G9NE3 -001-023-000

Seized and taken into execution to be sold as the property of FORTY FORT, L.L.C. in suit of LUZERNE COUNTY FLOOD PROTECTION AUTHORITY.

Attorney for the Plaintiff:
PORTNOFF LAW ASSOCIATES LTD
KING OF PRUSSIA, PA 866-211-9466

GENESIS C. ARIAS, Sheriff
LUZERNE COUNTY, Pennsylvania

(c) CountySuite Sheriff, Teleosoft, Inc.