

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 11570/2023

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:

MONDAY, OCTOBER 05, 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.

By virtue of writ of execution issued by plaintiff: Mountaintop Area Joint Sanitary Authority
To case number 2023-11570

ALL that certain lot, piece, or parcel of land situate in Township of Wright, County of Luzerne and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the westerly sideline of Pennsylvania Legislative Route No. 170 (now 309) in the dividing line between Parcels A and B, as shown on the map referred to hereafter, said point being forty (40) feet from the centerline of said highway;

THENCE from said point and along the dividing line North 63 degrees 00 minutes West two hundred twenty and twenty-seven one-hundredths (220.27) feet to a point in the Easterly line of lands now or formerly of Francis A. Kreuzer, et ux;

THENCE from said point and along said land North 27 degrees 00 minutes East two hundred eleven and sixty-four one-hundredths (211.64) feet to a point in the Southerly line of lands now or formerly of Daniel N. and Mary E. Schooley;

THENCE from said point and along said land South 81 degrees 45 minutes East two hundred thirty-two and sixty-one hundredths (232.61) feet to a point in the sideline of Pennsylvania Legislative Route No. 170 (now 309);

THENCE from said point and along said sideline South 27 degrees 00 minutes West two hundred eighty-six and forty-one one-hundredths (286.41) feet to a point, the Place of Beginning.

CONTAINING 1.259 acres of land be the same more or less.

Luzerne County Tax Parcel Number: 64-M9S3-001-014-000

BEING the same place conveyed to MTTOP PUB LLC by Deed dated January 12, 2022 and recorded in the Office of the Recorder of Deeds in and for Luzerne County in Deed Book 3022 at Page 16716.

Title to said premises is vested in: MTTOP PUB LLC

Property being known as: 371 South Mountain Boulevard
Mountaintop, PA 18707

Being Luzerne County Tax Parcel Number and PIN Number: 64-M9S3-001-014-000

Improvements thereon consist of : Mountaintop Pub & Eatery bar/restaurant and apartments.

Seized and taken in execution as the property of: MTTOP PUB LLC

PROPERTY ADDRESS: 371 S MOUNTAIN BLVD, MOUNTAIN TOP, PA 18707

UPI / TAX PARCEL NUMBER: 64-M9S3-001-014-000

Seized and taken into execution to be sold as the property of MTTOP PUB LLC in suit of MOUNTAINTOP AREA JOINT SANITARY AUTHORITY.

Attorney for the Plaintiff:
DONALD G KARPOWICH, ESQ
DRUMS, PA 570-788-6647

GENESIS C. ARIAS, Sheriff
LUZERNE COUNTY, Pennsylvania