SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 5509A/2022

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: Cross Valley Federal Credit Union

To Case Number 2022-CV-05509

Attorneys for Plaintiff: Rice Park Law, LLC
c/o Christopher E. Rice, Esq. and Abbie C. Trone, Esq.

Judgment Amount: $476,340.25, plus interest and costs to be assessed by Sheriff's Office

LEGAL DESCRIPTION

ALL THAT CERTAIN lot, piece or parcel of land situate, lying and being in the Township of Bear Creek, County of Luzerne and Commonwealth of Pennsylvania, described as follows, to wit:

BEGINNING at a point in the easterly right-of-way line of Pennsylvania Traffic Route No. 115 (Legislative Route No. 169, Section 28) also known as the boulevard from Wilkes-Barre to Bear Creek, where the same is intersected by the southerly line of an unimproved street shown as "Dedicated Road" on plans for L.R. No. 169, Section 28;

THENCE South sixty degrees twenty-six minutes fort-five seconds East (S. 60° 26' 45" E.) along the southerly line of the said unimproved street one hundred sixty-eight and sixty-two hundredths (168.62') feet to a point, a found iron pin, in the westerly line of lands now or formerly of David E. and Almilda Hall, as described in Deed Book 1860 at Page 1079;

THENCE South thirty-five degrees thirty-five minutes twenty seconds West (S. 35° 35' 20" W.) along the westerly line of said Hall one hundred fifty-one and eighty-seven hundredths (151.87') feet to a point, a found iron pin in the southerly line of said Hall;

THENCE South sixty-one degrees twenty-six minutes twenty seconds East (S. 61° 26' 20" E.) along the southerly line of said Hall one hundred eighty-eight and eighty hundredths (188.80') feet (crossing over a found iron pin at 188.0 feet) to a point in the westerly right-of-way line of the Pittston Boulevard (Pa. Legislative Route No. 40044, Section 5);

THENCE South thirty-five degrees, forty-two minutes fifty-five seconds East (S. 35° 42' 55" E.) along the westerly right-of-way line of the Pittston Boulevard (L.R. 40044, Section 5) three hundred three and forty-five hundredths (303.45') feet to a point of curvature;

THENCE still along the westerly right-of-way line of the Pittston Boulevard on a curve to the right having a radius of two hundred sixty-two and ninety-four hundredths (262.94') feet, an arc length (chord definition) of one hundred ten and seventeen hundredths (110.17') feet, to the curve of said arc being South forty-seven degrees forty-five minutes fifty seconds West (S. 47° 45' 50" W.) one hundred nine and seventy-seven hundredths (109.77') feet to a point, a set spike, in the aforesaid easterly right-of-way line of Traffic Route No. 115;

THENCE along the easterly right-of-way line of Traffic Route No. 115 on a curve to the left having a radius of two thousand nine hundred fourteen and ninety-three hundredths (2,913.93') feet, an arc length (chord definition) of 52.02 feet, the chord of said arc being North six degrees fifty-nine minutes fifty-five seconds East (N. 06° 59' 55" E.) fifty-two and two hundredths (52.02') feet to a point, a set spike;

THENCE North eighty-seven degrees thirty-five minutes thirty-five seconds West (N. 87° 35' 35" W.) still along the easterly right-of-way line of Traffic Route No. 115 three and seventy-two hundredths (3.72') feet to a point, a set spike;

THENCE North two degrees twenty-four minutes twenty-five seconds East (N. 02° 24' 25" E.) still along the easterly right-of-way line of Traffic Route No. 115 twenty (20.00') feet to a point, a set spike;

THENCE South eighty-seven degrees thirty-five minutes thirty-five seconds East (S. 87° 35' 35" E.) still along the easterly right-of-way line of Traffic Route No. 115 five and eight hundredths (5.08') feet to a point, a set spike;

(c) CountySuite Sheriff, Teleosoft, Inc.

THENCE still along the easterly right-of-way line of Traffic Route No. 115 on a curve to the left having a radius of two thousand nine hundred fourteen and ninety-three hundredths (2,914.93') feet, an arc length (chord definition) of two hundred fourteen and sixty-five hundredths (214.65') the chord of said arc being North three degrees fifty-nine minutes East (N. 03° 59' E.) two hundred fourteen and sixty-two hundredths (214.62') feet to a point of tangency;

THENCE North one degree fifty-two minutes twenty-five seconds East (N. 01° 52' 25" E.) still along the easterly right-of-way line of Traffic Route No. 115 three hundred thirty-one and sixty-three hundredths (331.63') feet to a point, the place of beginning for lands herein described.

CONTAINING an area of 73,452 square feet or 1,686 acres, more or less, as shown on a map entitled "Survey of Lands for Wyoming Avenue Corporation" dated September 1986, prepared by G.M. Beh, Registered Professional Land Surveyor No. 22849-E.

Pin No. I-II S2 B3 L1

BEING the same premises conveyed to KOPACK-HEALEY REAL ESTATE HOLDINGS, INC., by Deed of ALL SEASONS MOTEL, LTD., dated March 17, 2005 and recorded in Luzerne County Record Book 3005 at Page 70858 on March 30, 2005.

Title to said premises is vested in: DEFENDANT M & N ENTERPRISES, LLC, a Pennsylvania Corporation

Property being known as: 115 CO PITTSTON BOULEVARD, WILKES BARRE, PENNSYLVANIA 18702.

Being Luzerne county tax parcel number and pin number: 04-I 11S2-003-001-000
Improvements thereon consist of: buildings, fixtures and permanent additions including landscaping.

Seized and taken in execution as the property of: Luzerne County Sheriff

PROPERTY ADDRESS: 115 CO PITTSTON BOULEVARD, WILKES BARRE, PA 18702

UPI / TAX PARCEL NUMBER: 04-I11S2-003-001-000

Seized and taken into execution to be sold as the property of M&N ENTERPRISES, LLC in suit of CROSS VALLEY FEDERAL CREDIT UNION.

Attorney for the Plaintiff:
RICE PARK LAW LLC
CARLISLE, PA 717-205-2215

GENESIS C. ARIAS, Sheriff
LUZERNE COUNTY, Pennsylvania

(c) CountySuite Sheriff, Teleosoft, Inc.