SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 5509B/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 piece or parcel of land situate lying and being in the Township of Plains, County of Luzerne and State of Pennsylvania, bounded and described as follows:

BEGINNING at a corner in the westerly sideline of Litchey Drive at its intersection with the southerly line of Grant Drive as laid down on the said lands of Grantor herein, North Twenty-nine degrees Zero minutes East (N 29° 00' E), two hundred six and thirty-four hundredths (206.34) feet from the northerly right of way line of the Pennsylvania State Highway Route 169, said westerly line of said Grantor's lands, and one hundred ninety (190) feet at right angles therefrom;

THENCE along the westerly sideline of said Litchey Drive South Twenty-nine degrees Zero minutes West (S 29° 00' W) two hundred six and thirty-four (206.34) feet to a corner in the northerly right of way line of the Pennsylvania State Highway Route 169;

THENCE along the northerly right of way line of the Pennsylvania State Highway Route 169, in a northwesterly direction one hundred sixty (160) feet, more or less, to a corner in line of lands now or formerly of the Scranton Spring Brook Water Service Company;

THENCE along said lands of Scranton Spring Brook Water Service Company, North Four degrees Thirty-three minutes East (N 04° 33' E), two hundred seventy-three and forty-two hundred seventy-three and forty-two hundredths (273.42) feet, more or less, to a corner in line of lands now or formerly of Paul and Helen Monka;

THENCE along the said lands of Monka, and the southerly line of Halsey Drive and Grant Drive as laid down on the lands of Grantor's herein, South Sixty-one degrees Zero minutes East (S 61° 00' E), two hundred sixty-seven and twenty-two hundredths (267.22) feet, more or less, to a corner in the westerly line of the aforementioned Litchey Drive, the place of beginning.

BEING the same premises conveyed to the Grantor herein by deed of Bharat Panchal, et ux, dated July 11, 2002 and recorded in the Office of the Recorder of Deeds in and for Luzerne County in Record Book 3002, at page 174721.

BEING the same premises which Melody Motel, LLC, a Pennsylvania limited liability company, by Deed dated 08/10/2004 and recorded 08/11/2004 in the Office of the Recorder of Deeds in and for the County of Luzerne in Record Book 3004 Page 201087, granted and conveyed unto M & N Enterprises, LLC, a Pennsylvania limited liability company.

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

Property being known as: 2530 EAST END BOULEVARD, WILKES BARRE, PENNSYLVANIA 18702.

Being Luzerne county tax parcel number and pin number: 50-H11S2-001-009-000

Improvements thereon consist of: buildings, fixtures and permanent additions including landscaping.

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

(c) CountySuite Sheriff, Teleosoft, Inc.

PROPERTY ADDRESS: 2530 EAST END BLVD, WILKES BARRE, PA 18702

UPI / TAX PARCEL NUMBER: 50-H11S2-001-009-000

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.