

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 14080/2018

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:

**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.

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By Virtue of a Writ of Execution Issued by: LAKEVIEW LOAN SERVICING, LLC

To: NO. 201814080

ALL THE SURFACE of all that certain lot of land situate in the Village of Trucksville, Township of Kingston, County of Luzerne and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING on the Easterly side of Warden Avenue at a corner between lots numbered 41 and 42; THENCE IN A Northerly direction along Warden Avenue 50.19 feet to a corner between lots numbered 42 and 43; THENCE North 66 degrees, 29 minutes East along line between lots numbered 42 and 43, 257.57 feet more or less to a corner; THENCE Southerly 23 degrees, 17 minutes East 50 feet to a corner on lots numbered 41 and 42; THENCE South 66 degrees, 29 minutes West 250.30 feet to the place of BEGINNING.

BEING lot numbered 42 on plot of lots of Cool and Miles recorded in Luzerne County Map Book 2 at page 25.

SUBJECT to all restrictions, reservations and conditions contained in the prior deeds in the chain of title. Excepting and reserving all coal and other minerals as fully and completely as the same are excepted and reserved in former Deeds in the chain of title.

TITLE TO SAID PREMISES VESTED IN Alfred J. Fabbri, Jr. and Mary Ellen Fabbri, husband and wife deeded by Alfred J. Fabbri, Jr. and Mary Ellen Renfer, now by marriage, Mary Ellen Fabbri, husband and wife Dated: June 22, 2012 Recorded: July 13, 2012 Bk/Pg #: 3012/ 117892.

PROPERTY BEING KNOWN AS: 117 South Pioneer Avenue  
Shavertown, PA 18708

Being PIN #: F8S4 B1 L17

Improvements thereon consist of RESIDENTIAL

Seized and taken in execution as the property of: Alfred J. Fabbri, Jr. and Mary Ellen Fabbri

PROPERTY ADDRESS: 117 SOUTH PIONEER AVE, SHAVERTOWN, PA 18708

UPI / TAX PARCEL NUMBER: F8S4 B1 L17

Seized and taken into execution to be sold as the property of FABBRI, MARY ELLEN AKA MARY ELLEN RENFER AND FABBRI, ALFRED J AKA ALFRED J FABRI JR in suit of LAKEVIEW LOAN SERVICING, LLC.

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Attorney for the Plaintiff:  
KML LAW GROUP  
PHILADELPHIA, PA 215-627-1322

**BRIAN M. SZUMSKI, Sheriff**  
LUZERNE COUNTY, Pennsylvania