

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 9405/2022

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, AUGUST 04, 2023**  
**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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## PARCEL A:

ALL the surface or right of soil of and in all that certain lot, piece or parcel of land situate in the Township of Newport, Luzerne County, Pennsylvania, bounded and described as follows:

BEGINNING at the northwest corner of Lot Number 402 on the southerly side of West Main Street (formerly Nanticoke Street) in Glen Lyon, Newport Township, Luzerne County, Pennsylvania, one hundred forty-five (145') feet easterly from the southeast corner of the intersection of West Main and Market Streets on the plot of lots hereinafter mentioned:

THENCE (1) along the southerly side of West Main Street, North sixty-seven degrees ten minutes East (N. 67° 10' E.) for a distance of fifty (50') feet to a corner of Lot Number 409;

THENCE (2) along the westerly line of Lot Number 409, South twenty-two degrees fifty minutes East (S. 22° 50' E.) for a distance of one hundred fifty (150') feet to a corner on lands of the Susquehanna Coal Company;

THENCE (3) by said lands South sixty-seven degrees ten minutes West (S. 67° 10' W.) for a distance of fifty (50') feet to a corner on a fifteen (15') foot alley;

THENCE (4) along the easterly side of said alley, North twenty-two degrees fifty minutes West (N. 22° 50' W.) for a distance of one hundred fifty (150') feet to the place of BEGINNING.

CONTAINING 7,500 square feet of land more or less.

BEING Lot Number 402 on the plot of lots laid out by the Susquehanna Coal Company and recorded in Luzerne County Map Book Number 1 at page 10.

## PARCEL B:

ALL the surface or right of soil only of all that certain lot, piece or parcel of land situate, lying and being in the Village of Glen Lyon, Newport Township, Luzerne County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the southwesterly corner of Lot Number 402 of the Glen Lyon Plot of Lots Number 2 laid out by the Susquehanna Collieries Company and recorded in the Office of the Recording of Deeds, in and for Luzerne County in Map Book Number 3 at page 200, which corner is North sixty-seven degrees ten minutes East (N. 67° 10' E.) a distance of one hundred seventy (170') feet and South twenty-two degrees fifty minutes East (S. 22° 50' E.) a distance of one hundred seventy-five (175') feet from a cut stone set at the intersection of the center lines of Market Street and West Main Street (formerly Nanticoke Street);

THENCE (1) along the southerly line of Lot Number 402 of aforesaid plot of lots North sixty-seven degrees ten minutes East (N. 67° 10' E.) for a distance of fifty (50') feet to a point;

THENCE (2) by lands of Susquehanna Collieries Company the following courses and distances:

1. South twenty-two degrees fifty minutes East (S. 22° 50' E.) for a distance of twenty-nine (29') feet;
2. South sixty-seven degrees ten minutes West (S. 67° 10' W.) for a distance of fifty (50') feet to a point on the easterly line of a fifteen (15') foot alley;

THENCE (3) along said line of fifteen (15') foot alley North twenty-two degrees fifty minutes West (N. 22° 50' W.) for a distance of twenty-nine (29') feet to the place of BEGINNING.

CONTAINING 1,450 square feet of land, more or less.

TITLE TO SAID PREMISES VESTED IN Bryan Espinoza deeded by Dominick Laborde and Noemi Laborde, husband and wife Dated: August 22, 2019 Recorded: September 4, 2019  
Bk/Pg #: 3019/156815.

PROPERTY BEING KNOWN AS: 17 West Main Street  
Glen Lyon, PA 18617

Being PIN #: K6S1 B17 L3

Improvements thereon consist of RESIDENTIAL

PROPERTY ADDRESS: 17 WEST MAIN ST, GLEN LYON, PA 18617

UPI / TAX PARCEL NUMBER: 46 K6S1 017 003

**Seized and taken into execution to be sold as the property of BRYAN ESPINOZA in suit of PENNYMAC LOAN SERVICES, LLC.**

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

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