

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 4407/2023

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:

FRIDAY, DECEMBER 05, 2025
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.

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

BEGINNING at a corner on the southerly line of the former East End Boulevard, State Highway Route No. 169, now a Township Road, where it intersects with the westerly line of land of the Grantor herein, said corner being south fifty-one degrees, twenty-seven minutes east, one hundred twenty-six and seven one hundredths (126.07) feet from an iron pin on the northerly line of said State Highway Route No. 169, now a Township Road, where it intersects with the easterly line of lands now or late of Glen Alden Corporation in the Township of Plains, Luzerne County, Pennsylvania;

THENCE from said point and along the line of said Route No. 169, south sixty-eight degrees, forty-three and one-half minutes east, seventy-five (75) feet to a point on the southerly side line of said Route No. 169;

THENCE from said point, south fifteen degrees, eleven minutes west, one hundred seventy (170) feet to a point;

THENCE from said point, north sixty-eight degrees, forty-three and one-half minutes west, seventy-five (75) feet to a point in the westerly line of lands of the Grantor herein;

THENCE from said point, north fifteen degrees, eleven minutes east, one hundred seventy (170) feet to the place of BEGINNING.

CONTAINING 12,750 square feet of land, be the same more or less.

Being the same premises which Stanley J. Daniels, III, by Deed dated 09/29/2016 and recorded 10/03/2016, in the Office of the Recorder of Deeds in and for the County of Luzerne, in Deed Book 3016, Page 192030, granted and conveyed unto Richard Reiser and Catherine Ann Reiser, in fee.

Title to said premises is vested in Richard Reiser and Catherine Ann Reiser, his wife

Property being known as: 147 Bear Creek Blvd, Plains, PA 18702

Being Luzerne County Tax Parcel Number and Pin Number: 50-H11S1-04A-001-000

Improvements thereon consist of: Residential Dwelling

PROPERTY ADDRESS: 147 BEAR CREEK BLVD, PLAINS, PA 18702

UPI / TAX PARCEL NUMBER: 50-H11S1-04A-001-000

Seized and taken into execution to be sold as the property of CATHERINE ANN REISER in suit of FREEDOM MORTGAGE CORPORATION.

Attorney for the Plaintiff:
BROCK & SCOTT PLLC
KING OF PRUSSIA, PA 844-856-6646

BRIAN M. SZUMSKI, Sheriff
LUZERNE COUNTY, Pennsylvania