

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 15004/2019

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 09, 2024
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 unit in the property known, named and identified in the Declaration referred to below as "Fox Hollow Village Condominium", located in the Township of Butler, County of Luzerne, and Commonwealth of Pennsylvania, which has heretofore been submitted to the provisions of the Pennsylvania Uniform Commercial Act, 68 P.S. A. § 3101, et seq., by the recording in the Luzerne County Recorder of Deeds Office of a Declaration, dated December 17, 2001 and recorded December 27, 2001 in Record Book Volume 3001 and Page 251738, being and designated in such Declaration as Unit No. A-5, as more fully described in such Declaration, together with a proportionated undivided interest in the Common Elements (as defined in such Declaration) of 5.26%.

Being the same premises by deed, from Cendant Mobility Financial Corporation, a Delaware Corporation, dated May 31, 2006 and recorded June 22, 2006, in the Luzerne County Recorder of Deeds, Book 3006 and Page 165765, as Instrument No. 5708495, to Janine Sizemore a/k/a Janine E. Foster. Upon the death of Janine Sizemore, title vested in Keith Foster, known heir of Janine Sizemore a/k/a Janine E. Foster, Deceased, Suzanne L. Jantzen a/k/a Suzanne Jantzen, known heir of Janine Sizemore a/k/a Janine E. Foster, Deceased, Janine Sizemore a/k/a Janine E. Foster and Unknown heirs, successors, assigns and all persons, firms, or associations claiming right, title or interest from or under Janine Sizemore a/k/a Janine E. Foster, Deceased.

Property being known as: 109 Fox Hollow Drive a/k/a 109 Fox Hollow Drive, Unit 1
Drums, PA 18222

Being Luzerne County tax parcel number and pin number: 06-P8S1-001-00A-005.

Improvements thereon consist of: residential dwelling.

PROPERTY ADDRESS: 109 FOX HOLLOW DR, A/K/A 109 FOX HOLLOW DRIVE UNIT 1, DRUMS, PA 18222

UPI / TAX PARCEL NUMBER: 06-P8S1-001-00A-005

Seized and taken into execution to be sold as the property of FOSTER, KEITH KNOWN HEIR OF JANINE SIZEMORE A/K/A JANINE E. FOSTER, DECEASED, SUZANNE L. JANTZEN A/K/A SUZANNE JANTZEN KNOWN HEIR OF JANINE SIZEMORE A/K/A JANINE E. FOSTER, DECEASED AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JANINE SIZEMORE A/K/A JANINE E. FOSTER, DECEASED in suit of BAYVIEW LOAN SERVICING, LLC.

Attorney for the Plaintiff:
PNC BANK, NA
Scranton, PA 5706147146

BRIAN M. SZUMSKI, Sheriff
LUZERNE COUNTY, Pennsylvania