

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 9096/2023

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, JUNE 14, 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.

By virtue of Writ of Execution issued by plaintiff: CITIZENS BANK, N.A.

To No. 2023-09096

ALL THAT CERTAIN unit in the property known, named and identified in the Declaration referred to below as "Hillside Condominium" located in the Borough of Dallas, County of Luzerne and Commonwealth of Pennsylvania, which has heretofore been submitted to the provisions of the Pennsylvania Uniform Condominium Act, 68 P.S.A. Section 3101 et seq., by the recording in the Office of the Recorder of Deeds a Declaration dated 7/18/1988 and recorded on 7/19/1988 in Luzerne County Deed Book 2276, Page 603, with a proportionate undivided percentage interest in the Common Elements (as defined in such Declaration) of 4.67% subject to amendment in accordance with terms of such Declaration.

BEING known and designated as Unit No. 219.

UNDER AND SUBJECT to any and all exceptions, covenants, conditions, restrictions, reservations, rights-of-way, easements and agreements of record, including (but not limited to) those contained in the instruments recorded in the aforesaid Office in Deed Book 1879, Page 409; Deed Book 1733, Page 724; Deed Book 1812, Page 576 and Deed Book 2185, Page 1.

Title to said premises is vested in Jennifer Richardson, by the Deed from Herb Weinman a/k/a Herbert M. Weinman and Suzy Weinman dated 4/2/2021 and recorded 4/20/2021 in Instrument No. 202124346.

PROPERTY BEING KNOWN AS: 219 Hillside Newberry Est a/k/a 219 Hillside
a/k/a 219 Hillside Two
Dallas, PA 18612

Being Plate Number: 11-747-4-D5-D13-2 PIN #: 11-E8S10 -001-219-000

Improvements thereon consist of: RESIDENTIAL

Seized and taken in execution as the property of: Jennifer Richardson

PROPERTY ADDRESS: 219 HILLSIDE NEWBERRY EST, AKA 219 HILLSIDE AKA 219 HILLSIDE TWO,
DALLAS, PA 18612

UPI / TAX PARCEL NUMBER: 11-E8S10 -001-219-000

Seized and taken into execution to be sold as the property of JENNIFER RICHARDSON in suit of CITIZENS BANK, N.A..

Attorney for the Plaintiff:
THE LAW OFFICE OF GREGORY JAVARDIAN
SOUTHAMPTON, PA 215-942-9690

(c) CountySuite Sheriff, Teleosoft, Inc.

BRIAN M. SZUMSKI, Sheriff
LUZERNE COUNTY, Pennsylvania