

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 3389/2023

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 06, 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 the surface of all that lot of land situate in the City of Nanticoke, County of Luzerne and Commonwealth of Pennsylvania more particularly bounded and described as follows:

BEGINNING at a point in the intersection of the northerly right of way line of Fairview Drive with the line dividing revised Lots 17 and 18 of the Meadow Crest Manor plot of lots of David and Ann Gorka;

THENCE along the easterly side of revised Lot Number 18, north 2 degrees 58 minutes west one hundred forty and zero hundredths (140.00) feet to a point;

THENCE along the southerly side of lots numbered 11 and 12, North 87 degrees 02 minutes east eighty-seven and zero hundredths (87.00) feet to a point;

THENCE along the westerly side of lot Number 15, South 2 degrees 58 minutes east forty and zero hundredths (40.00) feet to a point;

THENCE along the westerly side of lot Number 16, South 6 degrees 24 minutes east one hundred and eighteen (100.18) feet to a point;

THENCE along the northerly side of Fairview Drive, South 87 degrees 02 minutes west ninety-three and zero hundredths (93.00) feet to the place of beginning.

CONTAINING twelve thousand four hundred seventy-nine and nine hundred seventy-four thousandths (12,479.974) square feet of land, more or less.

BEING all of Revised Lot Number 17 (rev. 8-11-71) of the Meadow Crest Manor subdivision plan of David Gorka.

SUBJECT, NEVERTHELESS, to the restriction that no building on said lot and no buildings hereinafter erected thereon shall be erected as or used for any purpose other than a single-family dwelling, with an appurtenant garage.

ALSO SUBJECT, NEVERTHELESS, to all easements, rights, covenants, appurtenances, exceptions, reservations, restrictions and conditions contained in prior instances in the chain of title.

Title to said premises is vested in KATLYN HODLE; RONALD J DUGAN; KERI ANN HODLE

Property being known as: 86 FAIRVIEW DRIVE NANTICOKE, PA 18634

Being Luzerne county tax parcel number and pin number: 42-K7S1-020-010-000

Improvements thereon consist of: RESIDENTIAL PROPERTY

PROPERTY ADDRESS: 86 FAIRVIEW DR, NANTICOKE, PA 18634

UPI / TAX PARCEL NUMBER: 42-K7S1-020-010-000

Seized and taken into execution to be sold as the property of KATLYN HODLE, RONALD J DUGAN AND KERI ANN HODLE in suit of NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING.

Attorney for the Plaintiff:

ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
MT. LAUREL, NJ 855-225-6906

BRIAN M. SZUMSKI, Sheriff
LUZERNE COUNTY, Pennsylvania