

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 7763/2022

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, 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 a Writ of Execution Issued by: NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING

To: NO. 202207763

ALL that certain piece or parcel of land, situate, lying and being in the Township of Jackson, County of Luzerne and state of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the common corner of Lots Nos. 22, 24, 23 and 25 on the hereafter mentioned plot of lots, said point also being four hundred seventy-five (475) feet from the westerly side of a public road leading from Nanticoke to Hillside;

THENCE along the line common to Lots Nos. 22 and 24, north thirty-four (34) degrees thirty (30) minutes West, one hundred forty-five (145) feet to a point;

THENCE North fifty-five (55) degrees thirty (30) minutes East, one hundred ten (110) feet along an unnamed Street;

THENCE along the line common to Lots Nos. 24 and 26, south thirty-four (34) degrees thirty (30) minutes East, one hundred forty-five (145) feet to a point, said point being the common corner of Lots Nos. 24, 26, 25 and 27;

THENCE along the line dividing Lots Nos. 24 and 25, south fifty-five (55) degrees thirty (30) minutes West, one hundred ten (110) feet to the place of BEGINNING.

BEING all of Lot No. 24 on plot of lots known as Briarwood Terrace.

TITLE TO SAID PREMISES VESTED IN Maisaa Hussein, single deeded by Yousef Dabsheh, single Dated: January 24, 2023 Recorded: January 26, 2023 Bk/Pg #: 3023/16400.

PROPERTY BEING KNOWN AS: 189 Briarwood Drive
Shavertown, PA 18708

Being PIN #: G8S2 B4 L6

Improvements thereon consist of RESIDENTIAL

Seized and taken in execution as the property of: Maisaa Hussein

PROPERTY ADDRESS: 189 BRIARWOOD DRIVE, SHAVERTOWN, PA 18708

UPI / TAX PARCEL NUMBER: G8S2 B4 L6

Seized and taken into execution to be sold as the property of YOUSEF DABSHEH in suit of NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING.

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

BRIAN M. SZUMSKI, Sheriff
LUZERNE COUNTY, Pennsylvania