

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 5266/2023

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.

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By virtue of a writ of execution issued by plaintiff:

202305266

ALL that certain lot, piece or parcel of land situate in the Township of Exeter, County of Luzerne and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the northerly line of Circle Drive, said point being in the division line of Lot #6 and Lot #7 in the allotment hereinafter referred to;

THENCE along the northerly line of Circle Drive on a curve to the left having a radius of four hundred twenty and no-hundredths (420.00) feet, and an arc length of one hundred and one and no-hundredths (101.00) feet to a point in the division line of Lot #7 and Lot #8;

THENCE along the division line of Lot #7 and Lot #8, North 10° 07' East one hundred fifty (150) feet to a point common to Lot #7, Lot #8 and Lot #13;

THENCE along the division line of Lot #7 and Lot #13, South 72° 59' East one hundred thirty-six and seventy-four hundredths (136.74) feet to Lot #6;

THENCE along the division line of Lot #6 and Lot #7, South 23° 54' West, one hundred fifty (150.00) feet to the place of beginning.

BEING all of Lot #7 in the allotment of Hex Acres, Phase I

Being the same premises which Barbara A. Cirelli, by Deed dated 04/04/2018 and recorded 06/18/2018, in the Office of the Recorder of Deeds in and for the County of Luzerne, in Deed Instrument No. 201831974, granted and conveyed unto Stefania Sullivan and Chadwick Sullivan, in fee.

PIN: 17-B10S1-013-004-000

Title to said premises is vested in Stefania Sullivan and Chadwick Sullivan

Property being known as: 184 Circle Drive, Harding, PA 18643

Being Luzerne County Tax Parcel Number and Pin Number: 17-B10S1-013-004-000

Improvements thereon consist of: Residential Dwelling

Seized and taken in execution as the Property of:

CHADWICK SULLIVAN; STEFANIA M SULLIVAN

PROPERTY ADDRESS: 184 CIRCLE DR, HARDING, PA 18643

UPI / TAX PARCEL NUMBER: 17-B10S1-013-004-000

Seized and taken into execution to be sold as the property of CHADWICK SULLIVAN AND STEFANIA M SULLIVAN  
in suit of FREEDOM MORTGAGE CORPORATION.

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

**BRIAN M. SZUMSKI, Sheriff**  
LUZERNE COUNTY, Pennsylvania