

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 8471/2024

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 05, 2025
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.

TRACT NO. 1:

ALL THAT CERTAIN piece, parcel or tract of land situate in the City of Hazleton, County of Luzerne and Commonwealth of Pennsylvania being the southerly one-half, more or less, of Lot No. 6 in Square No. 700 on the plot or plan of the Diamond Addition to said city, bounded and described as follows, to wit:

BEGINNING at a point in the westerly line of Roosevelt Street, said point being a distance of one hundred and sixty feet (160'), northwardly from the northwesterly corner of the intersection of Roosevelt and Thirteenth Streets and being in the line dividing Lots No. 5 and 6; thence northwardly along the westerly line of said Roosevelt Street for a distance of sixteen feet (16'), more or less to a point in the line passing through the center of dividing partition of a double dwelling house erected upon said Lot No. 6; thence extending of that sixteen foot (16'), more or less, width or breadth (between the northerly line of Lot No. 5 and the said line passing through the center of said dividing partition) in length or depth westwardly and at right angles to said Roosevelt Street for a distance of two hundred feet (200') to the easterly line of State Court;

IMPROVED by having erected thereon the southerly one-half of a double dwelling house, which southerly one-half bears house number 794 on Roosevelt Street.

TRACT NO. 2:

ALL THAT CERTAIN piece, parcel or tract of land situate in the City of Hazleton, County of Luzerne, and Commonwealth of Pennsylvania being the northerly one half (1/2), more or less, of Lot No. 6 in Square No. 700 on the plot or plan of the Diamond Addition to said city, bounded and described as follows, to wit:

BEGINNING at a point in the westerly line of Roosevelt Street said point being a distance of one hundred seventy six (176) feet more or less, northwardly from the northwesterly corner of the intersection of Roosevelt and Thirteenth Streets, and being in the line passing through the center of the dividing partition of a double dwelling house erected upon said Lot No. 6; thence northwardly along the westerly line of said Roosevelt Street for a distance of sixteen (16) feet, more or less, to a point in the line dividing Lots Nos, 6 and 7; thence extending of that sixteen (16) foot, more or less, width or breadth (between the said line passing through the center of said dividing partition and the southerly line of Lot No. 7), in length or depth, westwardly and at right angles to said Roosevelt Street for a distance of two hundred (200) feet to the easterly line of State Court.

IMPROVED by having erected thereon the northerly one half (1/2) of a double dwelling house, which northerly one half (1/2) bears house number 796 on Roosevelt Street.

Title to said premises is vested in Ruth H. Lyons, Jr., an Adult Individual, by deed from Ruth H. Lyons, Jr., an Adult Individual by Deed dated December 9, 2002 and recorded on January 13, 2003 recorded with the Luzerne County Recorder of Deeds as Deed Book 3003, Page 8978 and Instrument Number 5484528. Ruth H. Lyons, Jr. departed this life intestate on December 26, 2023.

Improvements thereon consist of: Single family residential dwelling two stories

PROPERTY ADDRESS: 794 ROOSEVELT ST, HAZLETON, PA 18201

UPI / TAX PARCEL NUMBER: 71-T7NE32-008-007-000

Seized and taken into execution to be sold as the property of THE ESTATE OF RUTH LYONS, JR, DECEASED AND ANY AND ALL UNKNOWN HEIRS, SUCCESSORS AND ASSIGNS, REPRESENTATIVES AND DEVISEES, AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT TITLE OR INTEREST FROM OR UNDER THE ESTATE OF RUTH H LYONS, JR., DECEASED in suit of MCLP ASSET COMPANY, INC.

Attorney for the Plaintiff:
PADGETT LAW GROUP, P.A.
TALLAHASSEE, FL 850-422-2520

BRIAN M. SZUMSKI, Sheriff
LUZERNE COUNTY, Pennsylvania