

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 3872/2024

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, FEBRUARY 06, 2026
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 THAT CERTAIN unit the property known, named and identified in the Declaration referred to below as "Fox Hollow Village Condominium", located in the Township of Butler, County of Luzerne Commonwealth of Pennsylvania, which has heretofore been submitted to the provisions of the Pennsylvania Uniform Condominium Act, 68 P.S.A. § 3101, et seq., by the recording in the Luzerne County Recorder of Deeds Office of a Declaration dated December 17, 2001 and recorded December 27, 2001 in Record Book Volume 3001, Page 251738, being and designated in such Declaration as UNIT NO. A-2, as more fully described in such Declaration, together with a proportionate undivided interest in the Common Elements (as defined in such Declaration) of 5.26%.

UNDER AND SUBJECT to any and all existing covenants, conditions, restrictions, rights of way, easements and agreements of record,

Title to said premises is vested in FRED H. SCHLICHTING and KATHLEEN SCHLICHTING

Improvements thereon consist of: RESIDENTIAL PROPERTY

PROPERTY ADDRESS: 104 FOX HOLLOW DR UNIT 305, DRUMS, PA 18222

UPI / TAX PARCEL NUMBER: 06-P8S1 -001-00A-002

Seized and taken into execution to be sold as the property of ROSENBERG, JUDITH IN HER CAPACITY AS HEIR OF KATHLEEN SCHLICHTING AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER KATHLEEN SCHLICHTING in suit of MORTGAGE ASSETS MANAGEMENT, LLC.

Attorney for the Plaintiff:
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
MT. LAUREL, NJ 855-225-6906

BRIAN M. SZUMSKI, Sheriff
LUZERNE COUNTY, Pennsylvania