

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 11473/2010

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.

By virtue of writ of execution issued by plaintiff: Mountaintop Area Joint Sanitary Authority
To case number 2010-11473

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

BEGINNING at a point in the westerly sideline of the sixty (60) foot wide Fairwood Boulevard, said point being in the dividing line between Lots # 31 and # 29 of the Woodland Estates Plot of Lots, Phase IV-C;

THENCE from said point and along said dividing line, North 62° 15' 45" West, 237.55 feet to a point in the easterly sideline of the fifty (50) foot wide Woodbrook Way;

THENCE from said point and along said Woodbrook Way sideline by the following two (2) described lines:

1. By a curve to the right in a northeasterly direction for an arc distance of 163.20 feet to a point, said curve having a chord course and distance of North 47° 37' 57" East, 159.94 feet and a radius of 235.00 feet;
2. By a curve to the right in a southeasterly direction for an arc distance of 31.54 feet to a point in the westerly sideline of the aforesaid Fairwood Boulevard, said curve having a chord course and distance of South 67° 17' 58" East, 28.37 feet and a radius of 20.00 feet;

THENCE from said point and along said Fairwood Boulevard sideline by the following two (2) described lines:

1. By a curve to the left in a southeasterly direction for an arc distance of 53.47 feet to a point, said curve having a chord course and distance of South 26° 19' 23" East, 53.42 feet, and a radius of 365.00 feet;
2. By a curve to the right in a southeasterly direction for an arc distance of 167.09 feet to a point, the Place of Beginning, said curve having a chord course and distance of South 14° 49' 32" East, 165.00 feet, and a radius of 305.00 feet.

BEING all of Lot # 31 in the Woodland Estates Plot of Lots Phase IV-C and as more particularly shown on Map D-386R, a copy of which is recorded in Luzerne County Map Book 75, Page 39 as surveyed by Gerald R. Fisher, Professional Land Surveyor of Wilkes-Barre, Pennsylvania.

BEING the same premises conveyed to Thomas P. Borum and Jonelle K. Borum, his wife, by Deed dated November 30, 2006 and recorded in the Office of the Recorder of Deeds in and for Luzerne County in Deed Book 3006 at Page 332469.

Title to said premises is vested in: Thomas P. Borum and Jonelle K. Borum
Property being known as: 18 Woodbrook Way
Mountaintop, PA 18707

Being Luzerne County Tax Parcel Number and PIN Number: 53-L9S4-005-013-000

Improvements thereon consist of: A single-family residential property

Seized and taken in execution as the property of: Thomas P. Borum and Jonelle K. Borum

PROPERTY ADDRESS: 18 WOODBROOK WAY, MOUNTAIN TOP, PA 18707

UPI / TAX PARCEL NUMBER: 53-L9S4-005-013-000

Seized and taken into execution to be sold as the property of THOMAS P BORUM AND JONELLE K BORUM in suit of MOUNTAINTOP AREA JOINT SANITARY AUTHORITY.

Attorney for the Plaintiff:
DONALD G KARPOWICH, ESQ
DRUMS, PA 570-788-6647

BRIAN M. SZUMSKI, Sheriff
LUZERNE COUNTY, Pennsylvania