

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 328/2021

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:

**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: Finance of America Reverse LLC vs. Dr. George I. Puhak, Administrator of the Estate of Dolores S. Puhak a/k/a Dolores L. Puhak, deceased

To case number 202100328

ALL THAT CERTAIN piece, parcel, or tract of land situate in the City of Hazleton, County of Luzerne and Commonwealth of Pennsylvania, being the whole of Lot No. 5 and the westerly one-half of Lot No. 6 in Square No. 5 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 northerly line of Diamond Avenue, said Point being a distance of one hundred forty (140) feet eastwardly from the northeasterly corner of the intersection of Diamond Avenue and Vine Street, and being in the line dividing Lots Nos. 4 and 5; THENCE eastwardly along the northerly line of said Diamond Avenue for a distance of fifty-two and one-half (52 1/2)) feet to a point in the north-south middle line of Lot No. 6; THENCE extending of that fifty-two and one-half (52 1/2) feet width or breadth (between the easterly line of Lot No. 4 and the North-south middle line of Lot No. 6) in length or depth northwardly and at right angles with said Diamond Avenue for a distance of one hundred seventy-five (175) feet to the southerly line of First Street.

PARCEL # 71-T8SW12-003-005-000

FOR INFORMATIONAL PURPOSES ONLY: Being known as 231 West Diamond Avenue, Hazleton, Pennsylvania 18201

BEING THE SAME PREMISES which George I. Puhak, Jr. also known as George I Puhak and Dolores S. Pubak, his wife by Deed dated September 24, 2012 and recorded October 18, 2012 in the Office of the Recorder of Deeds in and for the County of Luzerne, Pennsylvania in Book 3012, Page 183846, Instrument Number 603056 granted and conveyed unto George I. Puhak, Jr. and Dolores S. Puhak, his wife, in fee.

AND THE SAID George I. Puhak, Jr. departed this life on or about September 3, 2013 thereby vesting title unto Dolores L. Puhak by operation of law.

AND THE SAID Dolores L. Puhak departed this life on or about December 3, 2019 thereby vesting title unto Dr. George I. Puhak as Administrator of the Estate of Dolores L. Puhak, deceased

Title to said premises is vested in George I. Puhak, Jr. also known as George I. Puhak and Dolores S. Puhak, his wife by Deed dated September 24, 2012 and recorded in the Luzerne County Recorder of Deeds Office on October 18, 2012 in Book 3012, Page 183846, Instrument # 6030056.

Property being known as: 231 West Diamond Avenue, Hazleton, PA 18201

Being Luzerne County tax parcel number and pin number: 71-T8SW12-003-005-000

Improvements thereon consist of: Residential Dwelling

Seized and taken in execution as the property of: Finance of America Reverse LLC against Dr. George I. Puhak, Administrator of the Estate of Dolores S. Puhak a/k/a Dolores L. Puhak, deceased and will be sold by

Sheriff of Luzerne County

Attorney for Plaintiff

PROPERTY ADDRESS: 231 WEST DIAMOND AVE, HAZLETON, PA 18201

UPI / TAX PARCEL NUMBER: 71-T8SW12-003-005-000

Seized and taken into execution to be sold as the property of DR. GEORGE I PUHAK ADMINISTRATOR OF THE ESTATE OF DOLORES S PUHAK AKA DOLORES L PUHAK DECEASED in suit of FINANCE OF AMERICA REVERSE LLC.

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Attorney for the Plaintiff:  
LOGS LEGAL GROUP LLC  
WAYNE, PA 610-278-6800

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