

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 13400/2016

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.

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By virtue of a Writ of Execution No. 2016-13400, issued out of the Court of Common Pleas of Luzerne County, directed to me, there will be exposed to public sale, by vendue or outcry to the highest and best bidder, for cash, in the Luzerne County Courthouse, in the City of Wilkes-Barre, Luzerne County, Pennsylvania, on Friday, February 11, 2022, at 10:30 a.m., in the forenoon of the said day, all the right, title and interest of the Defendant in and to:

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

BEGINNING at a point on the common corner of Lots Nos. 22, 24, 23 and 25 on the hereafter mentioned plot of lots, said point also being four hundred seventy-five (475) feet from the westerly side of a public road leading from Nanticoke to Hillside;

THENCE along the line common to Lots Nos. 22 and 24, north thirty-four (34) degrees thirty (30) minutes West, one hundred forty-five (145) feet to a point;

THENCE North fifty-five (55) degrees thirty (30) minutes East, one hundred ten (110) feet along an unnamed Street;

THENCE along the line common to Lots Nos. 24 and 26, south thirty-four (34) degrees thirty (30) minutes East, one hundred forty-five (145) feet to a point, said point being the common corner of Lots Nos. 24, 26, 25 and 27;

THENCE along the line dividing Lots Nos. 24 and 25, south fifty-five (55) degrees thirty (30) minutes West, one hundred ten (110) feet to the place of BEGINNING.

BEING all of Lot No. 24 on plot of lots known as Briarwood Terrace.

ALSO BEING the same premises conveyed to Yousef Dabsheh by Deed of Frank J. Schultz et al., dated August 31, 2006, and recorded in the Office of the Recorder of Deeds in and for Luzerne County in Record Book 3006, at Page 239444.

The Property Identification Number for the above-described parcel is 31-G8S2-004-006-000.

PREMISES improved with a single family frame dwelling more commonly known as 189 Briarwood Drive, Shavertown, Jackson Township, Luzerne County, Pennsylvania.

UNDER and SUBJECT to the same reservations, conditions, restrictions, covenants, exceptions and easements as appear in prior chain of title.

TOGETHER with all buildings and improvements thereon.

NOTICE IS HEREBY GIVEN to all claimants and parties in interest, that the Sheriff will within thirty (30) days after the sale file a schedule of distribution in his office, where the same will be available for inspection and that distribution will be made in accordance with this schedule unless exceptions are filed to it within twenty (20) days or within twenty (20) days after the Sheriff's Sale if no schedule of distribution need be filed.

SEIZED AND TAKEN into execution at the suit of JACKSON TOWNSHIP against YOUSEF DABSHEH, and will be sold by:

BRIAN M. SZUMSKI  
Sheriff of Luzerne County  
DAVID E. SCHWAGER  
Attorney

PROPERTY ADDRESS: 189 BRIARWOOD DR, SHAVERTOWN (JACKSON TWP), PA 18708

UPI / TAX PARCEL NUMBER: 31-G8S2-004-006-000

**Seized and taken into execution to be sold as the property of YOUSEF DABSHEH in suit of JACKSON TOWNSHIP.**

**Attorney for the Plaintiff:**  
DAVID SCHWAGER, ESQ  
KINGSTON, PA 570-822-2929

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