

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 15405/2019

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, OCTOBER 07, 2022
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 lot or piece of ground situate in Harveys Lake Borough, County of Luzerne, Commonwealth of Pennsylvania, bounded and described as follows, to wit: THE FIRST THEREOF: BEGINNING at a point in the westerly side of Dudley Avenue, on a plot of lots hereinafter mentioned, and distant 320 feet from the southerly side of Spring Street, projected from a curve, measured along the said westerly side of Dudley Avenue; THENCE along the dividing line between Lot No. 36 and Lot No. 38, north 52 degrees, 53 1/2 minutes west, 107.05 feet to a point in line of land now or late of William V. Davis; THENCE along said William V. Davis' land, south 39 degrees 14 minutes west 40.02 feet to a corner common to Lot No. 38 and Lot No. 40; THENCE along the dividing line between Lot No. 38 and Lot No. 40, south 52 degrees, 53 1/2 minutes east, 108.53 feet to a point in the westerly side of Dudley Avenue; THENCE along the westerly side of Dudley Avenue, north 37 degrees, 6 1/2 minutes east, 40 feet to the place of BEGINNING. BEING Lot No. 38 on a plot of lots, known as Maple Brook situate in the Laketon Section of the Borough of Harvey's Lake, formerly known as Lake Township, Luzerne County, Pennsylvania as laid down for Fred M. Myers, by D.D. Crusier, Surveyor, July 19, 1926. THE SECOND THEREOF: BEGINNING at a point in the northwesterly side line of Dudley Avenue and in the line between Lots Numbers 36 and 38 on plot of lots known as Maple Brook, hereinafter mentioned, said beginning point being distant three hundred twenty (320) feet measured in a course of south thirty-seven degrees, six and one half minutes west along said Avenue side line from the southwest side line of Spring Street (as projected from point of curve); THENCE from said beginning point and along the northwesterly side line of Dudley Avenue, north thirty-seven degrees, six and one-half minutes east, thirty feet to a point; THENCE from said point and through Lot Number 36, north fifty-two degrees, fifty-three and one-half minutes west, one hundred five and ninety-four one hundredths feet to a point in the southeasterly line of lands, now or formerly of William V. Davis;

THENCE from said point and along said Davis lands, south thirty nine degrees, fourteen minutes west, thirty and two hundredths feet (30.02) to a point in the aforesaid line between lots number 36 and 38; THENCE from said point and along the line between said lots, south fifty-two degrees, fifty-three and one-half minutes east, one hundred seven and five one-hundredths feet to a point in the northwesterly side line of Dudley Avenue, the place of BEGINNING. CONTAINING three thousand one hundred ninety-four and eighty five one hundredths square feet of land be the same more or less. BEING the southwest thirty (30) feet of Lot Number 36 on plot of lots known as "Maple Brook" as laid out for Fred M. Myers, by D.D. Crusier, Surveyor, July 19, 1926. BEING THE SAME PREMISES which John W. Morgan and Gina J. Morgan, his wife, by Deed dated 07/05/2017 and recorded 07/10/2017 in the Office of the Recorder of Deeds in and for the County of Luzerne in Deed Book 3017, Page 132595, granted and conveyed unto Marilouise Pipeling, in fee.

Title to said premises is vested in Marilouise Pipeling

Property being known as: 25 Dudley Avenue, Harveys Lake, PA 18618

Being Luzerne County Tax Parcel Number and Pin Number: 74-D6S4-007-28A-000 AND 74-D6S4-007-029-000

Improvements thereon consist of: Residential Dwelling

PROPERTY ADDRESS: 25 DUDLEY AVE, HARVEYS LAKE, PA 18618

UPI / TAX PARCEL NUMBER: 74-D6S4-007-28A-000 AND 74-D6S4-007-029-000

Seized and taken into execution to be sold as the property of MARILOUISE PIPELING in suit of FREEDOM MORTGAGE CORPORATION.

Attorney for the Plaintiff:
BROCK & SCOTT PLLC
KING OF PRUSSIA, PA 844-856-6646

EUGENE A. GURNARI, Interim Sheriff
LUZERNE COUNTY, Pennsylvania