

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 11781/2022

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, JUNE 14, 2024**  
**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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ALL THAT CERTAIN TRACT OF LAND, TOGETHER WITH ANY BUILDINGS OR IMPROVEMENTS, DESIGNATED AS LOT NO. 31, SECTION 4, EDGE ROCK DRIVE IN THE BEECH MOUNTAIN LAKES SUBDIVISION (FORMERLY LAKE OF THE FOUR SEASONS), IN BUTLER TOWNSHIP, LUZERNE COUNTY, PENNSYLVANIA RECORDED IN THE RECORDER OF DEEDS OFFICE IN MISCELLANEOUS MAP BOOK NO. 32, PAGES 1A TO 1F.

TOGETHER WITH AND UNDER AND SUBJECT TO ALL THE RIGHTS, PRIVILEGES, BENEFITS, EASEMENTS, OBLIGATIONS, CONDITIONS, RESTRICTIONS, RESERVATIONS, TERMS AND PROVISIONS AS CONTAINED IN FORMER DEEDS IN THE CHAIN OF TITLE.

BEING KNOWN AS TAX PARCEL NUMBER: Q8 S10 B4 L31.

BEING THE SAME PREMISES WHICH JAMES J. LANDON, BY DEED DATED SEPTEMBER 9, 2004 AND RECORDED SEPTEMBER 22, 2004 IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR THE COUNTY OF LUZERNE IN RECORD BOOK 3004, PAGE 236911, GRANTED AND CONVEYED UNTO MATTHEW R. MIDDLETON.

NOTICE - THIS DOCUMENT DOES NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL AND IN THAT CONNECTION DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR STRUCTURE ON OR IN SUCH LAND. THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTHERWISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT. (THIS NOTICE IS SET FORTH IN THE MANNER PROVIDED IN SECTION 1 OF THE ACT OF JULY 17, 1957 P.L., 984 AS AMENDED, AND IS NOT INTENDED AS NOTICE OF UNRECORDED INSTRUMENTS, IF ANY).

TITLE TO SAID PREMISES IS VESTED IN: MATTHEW R. MIDDLETON AND AMANDA MIDDLETON  
PROPERTY BEING KNOWN AS: 151 EDGE ROCK DRIVE, DRUMS, PA 18222

BEING LUZERNE COUNTY TAX PARCEL NUMBER AND PIN NUMBER: 06-Q8S10-004-031-000

IMPROVEMENTS THEREON CONSIST OF: RESIDENTIAL PROPERTY

PROPERTY ADDRESS: 151 EDGE ROCK DR, DRUMS, PA 18222

UPI / TAX PARCEL NUMBER: 06-Q8S10-004-031-000

Seized and taken into execution to be sold as the property of MATTHEW R MIDDLETON, AMANDA MIDDLETON AND THE UNITED STATES OF AMERICA in suit of CARRINGTON MORTGAGE SERVICES, LLC.

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**Attorney for the Plaintiff:**  
HILL WALLACK LLP  
YARDLEY, PA 215-579-7700

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