

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 6825/2023

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 piece or parcel of land situate in the Borough of Hughestown, County of Luzerne, State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a corner in the Westerly line of Washington Terrace, fifty-two (52) feet from Leonard Street in the direction of North, forty-two and one-half ( $42 \frac{1}{2}$ ) degrees East;

THENCE North forty-seven and one-half ( $47 \frac{1}{2}$ ) degrees West, one hundred and fifty (150) feet to a corner on an alley;

THENCE along said alley, North forty-two and one-half ( $42 \frac{1}{2}$ ) degrees East, fifty-two (52) feet to a corner;

THENCE South forty-seven and one-half ( $47 \frac{1}{2}$ ) degrees East, one hundred fifty (150) feet to a corner on Washington Terrace aforesaid; and

THENCE along Washington Terrace, South forty-two and one-half ( $42 \frac{1}{2}$ ) degrees West, fifty-two (52) feet to place of beginning.

BEING Lot No. 97 on Washington Terrace on D.D. Searle's Map.

Title to said premises is vested in Edward Shannon, by the Deed from Edward Shannon and Larry Shannon; and John Shannon, Individually and as Administrator of the Estate of Frank Shannon, Jr.; and Rachael Shannon Shoemaker; and Tina Shannon, sole heirs of Frank Shannon, Jr. and John Shannon, Executor of the Estate of David Shannon dated 2/12/2010 and recorded 3/24/2010 in Record Book 3010, Page 48276.

Edward Shannon departed this life on 10/25/2022.

Property being known as 7 Washington Terrace, Pittston, Pennsylvania 18640

Being Luzerne County Tax Parcel Number and PIN Number 28-E12NW1-003-012 .

Improvements thereon consist of: Residential property.

PROPERTY ADDRESS: 7 WASHINGTON TERRACE, PITTSTON, PA 18640

UPI / TAX PARCEL NUMBER: 28-E12NW1-003-012

Seized and taken into execution to be sold as the property of UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER EDWARD SHANNON A/K/A EDWARD A SHANNON, DECEASED in suit of NATIONSTAR MORTGAGE LLC.

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Attorney for the Plaintiff:  
POWERS KIRN, LLC  
TREVOSE, PA 215-942-2090

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