

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 6544/2023

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, AUGUST 01, 2025  
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 Writ of Execution issued by Plaintiff, UMH PA Corp d/b/a Wesley Village.

To case number 2023 - 06544

ALL THAT CERTAIN undivided joint tenant interest of Ann R. Freas in and to that certain real property situated in the County of Luzerne, Commonwealth of Pennsylvania described as follows:

ALL the surface or right of soil of and in all that certain lot of land in the Borough of Hughestown, County of Luzerne and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the Southwesterly side of Skyline Drive, said point being eighty (80.00) feet in the direction of South 49 degrees 06 minutes East from the Southwesterly intersection of Skyline Drive and East Lane;

THENCE continuing along Skyline Drive South 49 degrees 06 minutes East eighty (80.00) feet to a corner;

THENCE South 40 degrees 54 minutes West one hundred sixty two and nineteen one-hundredths (162.19) feet to a corner;

THENCE North 49 degrees 06 minutes West eighty (80.00) feet to a corner;

THENCE North 40 degrees 54 minutes East one hundred sixty two and nineteen one-hundredths (162.19) feet to THE PLACE OF BEGINNING.

CONTAINING 12,975 square feet of land and being Lot 101 on plot of lots known as Stauffer Heights, a map of which is recorded in the Luzerne County Recorder of Deeds' Office. The same also being addressed as 18 Skyline Drive, Stauffer Heights, Hughestown, Pennsylvania.

EXCEPTING AND RESERVING unto the Developer, their heirs, executors, administrators and assigns, the right to construct, install, lay, erect, repair, maintain, operate, relay, remove, relocate, replace and use, at any time all service and public utility lead-ins, of all kind, including water, gas and sewer pipe lines and electric light and power lines and poles and telephone poles and lines, with right of ingress and egress to and from the same on, over, under and through said lot.

BEING the same premises conveyed unto Lisa A. Skutack and Ann R. Freas, joint tenants, by Deed of Michael Punturiero and Antonette Punturiero, his wife, dated November 29, 2005 and recorded May 30, 2005 in Luzerne County Record Book 3005 at page 321796.

Property being known as 18 Skyline Drive, Hughestown, Pennsylvania 18640.

Being Luzerne County tax parcel and pin number: 28-E12S1A-005-004-000

Improvements thereon consist of: A residential dwelling situate 18 Skyline Drive, Hughestown, Pennsylvania 18640.

Seized and taken in execution as the property of Ann R. Freas.

PROPERTY ADDRESS: 18 SKYLINE DR, HUGHESTOWN, PA 18640

UPI / TAX PARCEL NUMBER: 28-E12S1A-005-004-000

Seized and taken into execution to be sold as the property of ANN R FREAS AND LISA A SKUTACK in suit of UMH PA CORP D/B/A THE WESLEY VILLAGE.

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**Attorney for the Plaintiff:**  
MARSH & ASSOCIATES LLC  
PLAINS, PA 570-826-1810

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