

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 7620/2023

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, FEBRUARY 07, 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.

ALL that certain lot or piece of land known as Lot 3, Block T, Section 4, being situated and located in Foster Township, Luzerne County, Pennsylvania and encompassed and included within one of the following plats:

A subdivision plat drawn by L.A. Achterman, Jr., P.E. of East Stroudsburg, Pennsylvania, known as Revised sections 1 and 2 of Hickory Hills, Inc. dated Revised 13, August 1963, Revised 29, August 1963, Revised 6 May, 1965 and approved on the 13th day of May, 1965 by the Luzerne County Planning Commission and duly filed and recorded on March 17, 1967 in the Office for the Recording of Deeds in and for Luzerne County, Pennsylvania, and a subdivision plat drawn by L.A. Achterman, Jr. P.E. of East Stroudsburg, Pennsylvania, known as Section 3 of Hickory Hills, Inc. dated Revised May 6, 1965 and approved on the 13th day of May, 1965 by the Luzerne County Planning Commission and also duly filed and recorded on March 17, 1967 in the Office for the Recording of Deeds in and for Luzerne County, Pennsylvania, in Map Book 25 at pages 23 and 24; a subdivision plat drawn by Studer & McEldowney. Civil Engineers and Land Surveyors of Clinton, New Jersey, dated May 1. 1968 and approved by Luzerne County Planning Commission on July 11, 1968 and filed July 12, 1968, in Map Book 27, page 10 and Map Book 27, page 11, known as Section 4; a subdivision plat drawn by Studer & McEldowney of Clinton, New Jersey. known as Hickory Hills. Section 5, dated September 12, 1968 and approved on the 30th day of September 1968 by the Luzerne County Planning Commission and duly filed and recorded on October 22, 1968 in the Office for the Recording of Deeds in and for Luzerne County, Pennsylvania in Map Book 27 at pages 15A and 15B.

SAID lot having a frontage on Sunshine Drive of 75.00 feet and a rear line of 75.00 feet and a rear line of 75.00 feet, easterly side line of 150.00 feet and a westerly side line of 150.00 feet. Dimensions are more or less and actual stream and lake location governs and determines stream and lake lot side line and rear line dimensions.

UNDER AND SUBJECT to restrictions, covenants and conditions as set forth in prior deed recorded in the Office for the Recording of Deeds in and for Luzerne County, Pennsylvania in Deed Book 3018, Page 22831.

UNDER AND SUBJECT to Restrictions as in DB 1682 P 303; DB 1690 P 753 and DB 1687 P 974;

UNDER AND SUBJECT to Rights granted to Pennsylvania Power and Light Company and Bell Telephone Company of Pennsylvania in DB 697 P 453; DB 703 P 471; DB 799 P 137; DB 1159 P 491 and DB 1515 P 115;

UNDER AND SUBJECT to Rights granted to United Gas Improvement Company as in DB 1604 P 148;

UNDER AND SUBJECT to Agreement with Foster Township in DB 826 P 341;

UNDER AND SUBJECT to Agreement with Hickory Hills Club Associations as in DB 1682 P 307;

UNDER AND SUBJECT to Covenants, Conditions, Easements, Notes, Set Back Lines etc. on Plan of Hickory Hills, Section 4 as in Map Book 27, pages 15A & 15B;

UNDER AND SUBJECT to Stream and water flows through premises

BEING THE SAME PREMISES which GRANTORS Elliott G. Burlett, by Deed dated January 18, 2019 and recorded January 24, 2019 in the Office of the Recorder of Deeds in and for the County of Luzerne, Pennsylvania in Instrument No. 201904890 granted and conveyed unto Luis A. Ortiz and Kimberly Stemple in fee.

Title to said premises is vested in Elliott G. Burlett, a single man by Deed dated January 18, 2019 and recorded in the Luzerne County Recorder of Deeds Office on January 24, 2019 in Book 3019, Page 14835, Instrument # 201904890.

PROPERTY ADDRESS: 35 SUNSHINE DR, WHITE HAVEN, PA 18661

UPI / TAX PARCEL NUMBER: 23-Q-11S5-005-015

Seized and taken into execution to be sold as the property of KIMBERLY STEMPLE AND LUIS ORTIZ in suit of ALLIED FIRST BANK, SB DBA SERVBANK.

Attorney for the Plaintiff:
LOGS LEGAL GROUP LLC
WAYNE, PA 610-278-6800

BRIAN M. SZUMSKI, Sheriff
LUZERNE COUNTY, Pennsylvania