

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 1043/2024

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, APRIL 04, 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 piece or parcel of land situate in the City of Pittston, County of Luzerne and State of Pennsylvania, bounded and described as follows, to wit:

Beginning at a point on the Northerly right of way line of Parsonage Street, said point being a common corner to lands now or formerly of Cesare Vitale, et ux., and lands now or formerly of Americo Lucarella et ux.;

Thence along said Parsonage Street, South 82 Degrees 00' West, fifty three and fifty hundredths (53.50) feet to a corner, said corner being common to lands now or formerly of Nicholas Dardes and Americo Lucarella;

Thence along the dividing line now or formerly of Nicholas Dardes and Americo Lucarella, North 8 Degrees 45' 34" West, one hundred seventeen and sixty three hundredths (177.63) feet to a corner;

Thence South 75 Degrees 27' 01" East, eighteen and fifty six hundredths (18.56) feet to a corner;

Thence South 4 Degrees 27' 20" East, forty two (42.00) feet to a corner;

Thence North 70 Degrees 44' 45" East, thirty three and thirty eight hundredths (33.38) feet to a corner;

Thence South 13 Degrees 54' 15" East, seventy five and fifty hundredths (75.50) feet to the place of beginning.

Assessor's Parcel Number: 72E11NE2003027000

BEING the same premises which James C. Hindmarsh and Christina A. Kotnarowski, nba Christina A. Hindmarsh, by Deed dated 5/24/1994 and recorded 6/1/1994 in the Office of the Recorder of Deeds in and for the County of Luzerne, in Deed Book 2493 and Page 509, granted and conveyed unto James C. Hindmarsh and Christina A. Hindmarsh, his wife, in fee.

Tax Parcel: 72E11NE2003027000

Premises Being: 180 Parsonage Street, Pittston, PA 18640-2158

PROPERTY ADDRESS: 180 PARSONAGE ST, PITTSTON, PA 18640

UPI / TAX PARCEL NUMBER: 72E11NE2003027000

Seized and taken into execution to be sold as the property of HINDMARSH, JAMES C A/K/A JAMES HINDMARSH in suit of NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING.

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

BRIAN M. SZUMSKI, Sheriff
LUZERNE COUNTY, Pennsylvania