

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 6226/2024

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:

**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 THOSE CERTAIN lots or pieces of land situate on the east side of Locust Street, between Eleventh and Thirteenth Streets, in the City of Hazleton, County of Luzerne and Commonwealth of Pennsylvania, being the lots marked Nos. One (1), Two (2), Three (3), Four (4) and Five (5) in Square No. One thousand one hundred thirteen (1113) and lot marked No. One (1) in Square No. One thousand one hundred twenty-three (1123) and a forty (40) foot wide parcel between the westerly halves of Square No. One thousand one hundred thirteen (1113) and Square No. One thousand one hundred twenty-three (1123) on the plan of the Diamond Addition to the City of Hazleton, further bounded and described as follows, to wit;

BEGINNING at a point, being the northeast corner of the intersection of the Locust and Eleventh Streets; thence (1) northwardly along the east line of Locust Street for a distance of Two hundred thirty-two (232) feet to a point, the southwest corner of Lot No. Two (2) in Square No. One thousand one hundred twenty-three (1123); thence (2) eastwardly along the southerly line of said Lot No. Two (2) in Square No. One thousand one hundred twenty-three (1123) for a distance of two hundred (200) feet to a point on the westerly line of Lafayette Court, thence (3) southwardly along the westerly line of Lafayette Court for a distance of Two hundred thirty-two (232) feet to a point, the northwest corner of the intersection of Lafayette Court and Eleventh Street; thence (4) westwardly along the northerly line of Eleventh Street for a distance of Two hundred (200) feet to the northeast corner of the intersection of Locust and Eleventh Streets, the point or place of Beginning.

CONTAINING forty-six thousand four hundred (46,400) square feet of surface, strict measure.

PROPERTY IDENTIFICATION NUMBER: 71-T8NW42-012-012-000

BEING, the same premises conveyed by Immanuel Christian School to 725 N. Locust Street Properties, LLC, by deed dated February 7, 2022 and recorded on February 8, 2022 in the Office of the Recorder of Deeds in and for Luzerne County, Pennsylvania to Instrument Number 202209155.

PROPERTY ADDRESS: 725 NORTH LOCUST ST, HAZLETON, PA 18201

UPI / TAX PARCEL NUMBER: 71-T8NW42-012-012-000

Seized and taken into execution to be sold as the property of 725 N. LOCUST STREET PROPERTIES, LLC in suit of IMMANUEL CHRISTIAN SCHOOL.

Attorney for the Plaintiff:  
ROSENN JENKINS & GREENWALD LLP  
WILKES BARRE, PA 570-826-5652

**EUGENE A. GURNARI, Interim Sheriff**  
LUZERNE COUNTY, Pennsylvania