

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 9315/2024

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:

THURSDAY, JUNE 05, 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.

By virtue of Writ of Execution issued by Plaintiff, Nationstar Mortgage LLC

To Case Number: 2024-09315

ALL THAT CERTAIN lot or piece of ground situate in the 8th Ward of the Pittston City, County of Luzerne, Commonwealth of Pennsylvania, bounded and described as follows to wit:

LOT NUMBER Fifteen (15) on John Street in the City of Pittston as per map in the Pennsylvania Coal Company's Office. Said Lot Number Fifteen (15) being forty-five feet front on John Street and extending at right angles to said Street one hundred and fifteen (115) feet to an alley.

BEING THE SAME PREMISES which Leslie A. Marranca, widow by Deed dated November 9, 2021 and recorded on November 17, 2021, in the Luzerne County Recorder of Deeds Office at Deed Book Volume 3021 at Page 319694, as Instrument No. 202174181, granted and conveyed unto Tiffany Philips, an unmarried woman.

Property being known as 92 John Street, Pittston, PA 18640

Being Luzerne County Parcel Identification Number 72-E11SE2-021-015

Improvements thereon consist of a Residential Dwelling

Seized and taken in execution as the property of Tiffany Philips, an unmarried woman

PROPERTY ADDRESS: 92 JOHN ST, PITTSTON, PA 18640

UPI / TAX PARCEL NUMBER: 72-E11SE2-021-015

Seized and taken into execution to be sold as the property of PHILLIPS, TIFFANY A/K/A TIFFANY PHILIPS in suit of NATIONSTAR MORTGAGE LLC.

Attorney for the Plaintiff:
HLADIK ONORATO & FEDERMAN
NORTH WALES, PA 215-855-9521

BRIAN M. SZUMSKI, Sheriff
LUZERNE COUNTY, Pennsylvania