

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 6342A/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.

By virtue of writ of execution issued by plaintiff: StoneX Financial, Inc. f/k/a Intl Stone Financial, Inc.

To case number: 2024-06342

ALL those certain pieces, parcels or lots of land situate, lying and being in the Township of Newport, Luzerne County, Pennsylvania, bounded and described as follow, to wit:

BEGINNING at the Southeast corner of Lot No. 185 on the Northerly side of Nanticoke Street in Glen Lyon, Newport Township, four hundred forty (440) feet Easterly from the Northeast corner of the intersection of Nanticoke and Spring Streets on the plot of lots hereinafter mentioned;

THENCE along the line of said Nanticoke Street, South 75 degrees 54 minutes East, forty (40) feet to a corner of Lot No. 187;

THENCE along the line of said Lot No. 187, North 14 degrees 06 minutes East, one hundred thirty (130) feet to a corner of lands of Susquehanna Coal Company;

THENCE along said Company's land, North 75 degrees 54 minutes West, forty (40) feet to Lot No. 185;

THENCE along the line of said Lot No. 185, South 14 degrees 06 minutes West, one hundred thirty (130) feet to the place of beginning.

CONTAINING 5200 square feet of land, more or less, and being Lot No. 186 on the plot of lots laid out by the said Susquehanna Coal Company.

BEING improved with the premises known as 96-98 East Main Street, Glen Lyon, Pennsylvania.

BEING the same property conveyed from John Roke and Sharon Roke, his wife to John Hargreaves, as set forth in Deed Book 3004 Page 78780 dated March 26, 2004, and recorded April 8, 2004, Luzerne County, Pennsylvania.

Property being known as: 96 E. Main St., Glen Lyon, PA 18617.

BEING Luzerne County tax Parcel Number and pin number: 46-K6S2-003-029.

Improvements thereon consist of: Quadraplex

Seized and taken in execution as the property of: John A. Hargreaves

Attorney:
FOX ROTHSCHILD LLP

W. Christian Moffitt, Esquire
Attorney Identification No. 206770
980 Jolly Road, Suite 110
Blue Bell, PA 19422
(610) 397-6500

PROPERTY ADDRESS: 96 E MAIN ST, GLEN LYON, PA 18617

UPI / TAX PARCEL NUMBER: 46-K6S2-003-029

**Seized and taken into execution to be sold as the property of JOHN A HARGREAVES in suit of STONEX FINANCIAL,
INC F/K/A INTL STONE FINANCIAL, INC.**

Attorney for the Plaintiff:
FOX ROTHSCHILD LLP
BLUE BELL, PA 610-397-6500

BRIAN M. SZUMSKI, Sheriff
LUZERNE COUNTY, Pennsylvania