

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 13429/2023

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, 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 the surface or right of soil of all that certain piece or parcel of land situate, lying and being in the Borough of Ashley, County of Luzerne and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in line of land of William G. McGowan on the Easterly side of Mary Street, said point being twenty-one (21) feet Southeast of the Southeast corner of Mary and Brown Streets;

THENCE Southerly along said Mary Street fifty-one (51) feet to a point in Lot No. 24;

THENCE in an Easterly direction and in a line parallel with Brown Street aforesaid through Lot No. 24, one hundred sixty-seven and five-tenths (167.50) feet to an alley;

THENCE along said alley Northerly fifty-one (51) feet to a point in Lot No. 26;

THENCE in a Westerly direction in a line parallel with said Brown Street through said Lot No. 26, one hundred sixty-seven and five-tenths (167.50) feet to Mary Street the place of beginning.

PIN# I9SE1 003 10A

Being the same premises which Paula Kaschenback, Robyn McGowan and Nancy McGowan, by Deed dated 07/22/2021 and recorded 08/03/20212, in the Office of the Recorder of Deeds in and for the County of Luzerne, in Deed Instrument No. 202148960, granted and conveyed unto Steven San Inocencio and Yasmin San Inocencio, in fee.

Tax Parcel: 01-I9SE1 -003-10A-000 AKA I9SE1 003 10A AKA I9SE1-

Premises Being: 54 Mary St, Ashley, PA 18706

PROPERTY ADDRESS: 54 MARY ST, ASHLEY, PA 18706

UPI / TAX PARCEL NUMBER: 01-I9SE1 -003-10A-000

Seized and taken into execution to be sold as the property of STEVEN SAN INOCENCIO AND YASMIN SAN INOCENCIO in suit of FREEDOM MORTGAGE CORPORATION.

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

**BRIAN M. SZUMSKI, Sheriff**  
LUZERNE COUNTY, Pennsylvania