

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 9688/2024

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:
PENTAGON FEDERAL CREDIT UNION
To case number 202409688

ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATE IN FAIRVIEW TOWNSHIP, LUZERNE COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE NORTHERLY 33.00 FOOT WIDE RIGHT-OF-WAY LINE OF A FAIRVIEW TOWNSHIP ROAD, IN THE DIVIDING LINE BETWEEN LOTS #2 AND #3, AS SHOWN ON A MAP HEREINAFTER REFERRED TO, SAID POINT BEING ON A COURSE OF NORTH 83 DEGREES 57 MINUTES WEST, A DISTANCE OF 200 FEET FROM A POINT ON THE NORTHERLY 33.00 FOOT WIDE RIGHT-OF-WAY LINE OF SAID ROAD, IN THE DIVIDING LINE BETWEEN LANDS OF THE JOSEPH L. DUFFY ESTATE AND LANDS NOW OR FORMERLY OF ELEANOR HOLLENBACK;
THENCE IN A WESTERLY DIRECTION ALONG THE NORTHERLY 33.00 FOOT WIDE RIGHT-OF-WAY LINE OF SAID ROAD, ON A COURSE OF NORTH 83 DEGREES 57 MINUTES WEST, A DISTANCE OF 100.00 FEET TO A POINT;
THENCE IN A NORTHERLY DIRECTION THROUGH LANDS OF THE GRANTOR, ON A COURSE OF NORTH 3 DEGREES 44 MINUTES EAST, A DISTANCE OF 255.42 FEET TO A POINT IN LINE OF LANDS NOW OR FORMERLY OF ELI B. HOLDEMAN AND WILLIAM BUTLER;
THENCE IN AN EASTERLY DIRECTION ALONG SAID LANDS, ON A COURSE OF SOUTH 86 DEGREES 47 MINUTES EAST, A DISTANCE OF 99.94 FEET TO A POINT IN LINE OF LOT #2;
THENCE IN A SOUTHERLY DIRECTION ALONG THE DIVIDING LINE OF LOTS #2 AND #3 ON A COURSE OF SOUTH 3 DEGREES 44 MINUTES WEST, A DISTANCE OF 260.36 FEET TO THE PLACE OF BEGINNING.

CONTAINING 25,772.29 SQUARE FEET (0.591) ACRES OF LAND.
BEING ALL OF LOT #3, AS SHOWN ON A MAP OF SAME PREPARED BY JOHN X. J. CALLAHAN, P.E., A REGISTERED PROFESSIONAL ENGINEER, DATED APRIL, 1963, WITH REVISIONS TO SEPTEMBER, 1970, ATTACHED HERETO, AND MADE A PART HEREOF.

BEING KNOWN AS: 6 MEMORIAL PARK ROAD MOUNTAIN TOP, PA 18707

PROPERTY ID: 20-K-10S3-002-06E-000

TITLE TO SAID PREMISES IS VESTED IN THOMAS C. CAFFREY AND JANICE M. CAFFREY, HIS WIFE BY DEED FROM WILLIAM E. CAFFREY AND AGNES B. CAFFREY, HIS WIFE DATED 08/09/1983 RECORDED 08/11/1983 IN BOOK NO. 2107 PAGE 958.

THOMAS C. CAFFREY DIED ON OR ABOUT 06/08/2000

PROPERTY ADDRESS: 6 MEMORIAL PARK RD, MOUNTAIN TOP, PA 18707

UPI / TAX PARCEL NUMBER: 20-K-10S3-002-06E-000

Seized and taken into execution to be sold as the property of CAFFREY, JANICE M A/K/A JANICE CAFFREY in suit of PENTAGON FEDERAL CREDIT UNION.

Attorney for the Plaintiff:
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
MT. LAUREL, NJ 855-225-6906

BRIAN M. SZUMSKI, Sheriff
LUZERNE COUNTY, Pennsylvania