

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 4595/2024

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.

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ALL THAT CERTAIN piece or parcel of land situate in the Township of Dallas, County of Luzerne and State of Pennsylvania, bounded and described as follows:

BEGINNING at an iron pipe set at the intersection of the Southwesterly side of a forty-foot street with the Southerly line of land of William Newberry;

THENCE along said land formerly of William Newberry, now Troup, South 67° 06' West four hundred seventy-two (472) feet to a fence post l line of land formerly of Claude Isaacs;

THENCE along said land formerly of Claude Isaacs South 34° 25' East one hundred twenty-one and four-tenths (121.4) feet iron pipe;

THENCE along land now of John D. Hughes North 67° 06' East four hundred sixty-three and five-tenths (463.5) feet to an iron pipe set in the Southwesterly side of the aforesaid forty-foot street;

AND THENCE along said street North 30° 27' West one hundred twenty (120) feet to the place of beginning;

CONTAINING 1.21 acres of land more or less;

BEING THE SAME PREMISES GRANTED AND CONVEYED unto Ann Hozempa, single, by virtue of a Deed of Ann Hozempa, Executrix of the Estate of Stanley T. Hozempa, and Lisa Hozempa Kane, a/k/a Lisa Kane, dated February 26, 2018, and recorded in Luzerne County Recorder of Deeds office on April 10, 2018, to Record Book 3018, Pages 63351, Instrument No. 201818502.

SUBJECT to the same exceptions, reservations, restrictions, covenants, and conditions as contained in prior deeds in chain of title.

TOGETHER with all and singular the buildings, improvements, ways, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances whatsoever thereunto belonging or in anywise appertaining, and the reversions and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of the said parties of the first part, in law, equity or otherwise, howsoever, in and to the same and every part thereof.

TO HAVE AND TO HOLD the said buildings, hereditaments and premises hereby granted or mentioned and intended so to be with the appurtenances, unto the said parties of the second part, their heirs and assigns, to and for the only proper use and behoof of the said parties of the second part, their heirs and assigns forever.

HAZARDOUS WASTE IS NEITHER BEING PRESENTLY DISPOSED OF NOR HAS EVER BEEN DISPOSED OF BY THE GRANTOR HEREIN NOR DOES THE GRANTOR HEREIN HAVE ANY ACTUAL KNOWLEDGE THAT HAZARDOUS WASTE HAS BEEN DISPOSED OF ON THE PREMISES HEREIN.

NOTICE - THIS DOCUMENT MAY NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL, AND, IN THAT CONNECTION, DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR OTHER STRUCTURE ON OR IN SUCH LAND. THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTHERWISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT.

IMPROVEMENTS thereon consist of: Residential single-family home

PROPERTY IDENTIFICATION NUMBER OF THE ABOVE-DESCRIBED PREMISES:

Map/Parcel/Plate: E8S3-6-2-T

PROPERTY BEING KNOWN AS: 158 Yeager Avenue, Dallas, PA 18612

PROPERTY ADDRESS: 158 YEAGER AVE, DALLAS, PA 18612

UPI / TAX PARCEL NUMBER: E8S3-6-2-T

Seized and taken into execution to be sold as the property of ANN HOZEMPA in suit of FAIRWAY CONSUMER DISCOUNT COMPANY.

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Attorney for the Plaintiff:  
HOURIGAN, KLUGER & QUINN  
KINGSTON, PA 570-287-3000

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