

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 4307/2024

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 a Writ of Execution issued by: Mortgage Assets Management, LLC f/k/a Reverse Mortgage Solutions, Inc.

No. 202404307

Tax ID Number(s): 4212J7SE4020037

Land situated in the City of Nanticoke in the County of Luzerne in the State of PA

BEGINNING AT THE NORTHWEST CORNER OF LOT NO. 1039 ON THE EASTERLY SIDE OR HANOVER STREET IN SAID CITY FORTY-SEVEN (47) FEET NORTHERLY FROM THE NORTHEAST CORNER OF THE INTERSECTION OF HANOVER AND SOUTH STREETS ON THE PLOT OF LOTS HEREINAFTER MENTIONED;

THENCE ALONG THE EASTERLY SIDE OF SAID HANOVER STREET NORTH SEVENTEEN (17) DEGREES, TWELVE (12) MINUTES WEST, FORTY-FIVE (45) FEET TO A CORNER OF LOT NO. 1037;

THENCE ALONG THE SOUTHERLY LINE OF SAID LOT NO.1037 NORTH SEVENTY-ONE (71) DEGREES, TWELVE (12) MINUTES EAST, ONE HUNDRED SIXTY-FIVE AND SIXTEEN ONE-HUNDREDTHS (165.16) FEET TO A CORNER ON MAPLE STREET;

THENCE ALONG THE WESTERLY SIDE OF SAID MAPLE STREET SOUTH EIGHTEEN (18) DEGREES FORTY-EIGHT (48) MINUTES EAST, FORTY-FIVE (45) FEET TO A CORNER OF LOT NO. 1039;

THENCE ALONG THE NORTHERLY LINE OR SAID LOT NO. 1039 SOUTH SEVENTY-ONE (71) DEGREES TWELVE (12) MINUTES WEST, ONE HUNDRED SIXTY-SIX AND THIRTY-FIVE ONE HUNDREDTHS (166.35) FEET TO THE PLACE OF BEGINNING.

CONTAINING 7458.97 SQUARE FEET OF LAND, MORE OR LESS.

BEING LOT NO. 1039 ON THE PLOT OF LOTS LAID OUT BY THE SUSQUEHANNA COAL COMPANY IN SAID CITY OF NANTICOKE AND RECORDED IN LUZERNE COUNTY MAP BOOK NO. 1, PAGE 6 AND 7.

Commonly known as: 1119 S Hanover St., Nanticoke, PA 18634-3417

BEING the same premises which Anna Shock, Widow by Deed dated December 16, 1976 and recorded in the Office of Recorder of Deeds of Luzerne County on December 22, 1976 at Book 1909, Page411 granted and conveyed unto James Joseph Shock And Sylvia Shock, His Wife

PROPERTY BEING KNOWN AS 1119 S Hanover St, Nanticoke, PA 18634

Being Luzerne County Tax Plate No. 4212J7SE4020037 and PIN: 42-J7SE4-020-037-000

IMPROVEMENTS thereon consist of: Residential Real Estate

THE SAID Sylvia Shock having departed this life on January 25, 2010.

THE SAID James Joseph Shock having departed this life on November 16, 2023.

Seized and taken in execution as the property of: The Unknown Heirs of James Joseph Shock A/K/A James J. Shock Sr.

PROPERTY ADDRESS: 1119 S HANOVER ST, NANTICOKE, PA 18634

UPI / TAX PARCEL NUMBER: 42-J7SE4-020-037-000

Seized and taken into execution to be sold as the property of THE UNKNOWN HEIRS OF JAMES JOSEPH SHOCK A/K/A JAMES J SHOCK SR in suit of MORTGAGE ASSETS MANAGEMENT, LLC F/K/A REVERSE MORTGAGE SOLUTIONS, INC.

Attorney for the Plaintiff:
STERN & EISENBERG PC
WARRINGTON, PA 215-572-8111

BRIAN M. SZUMSKI, Sheriff
LUZERNE COUNTY, Pennsylvania