

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 12354/2024

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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BY VIRTUE of a Writ of Execution No. \_\_\_\_\_, and Judgment No. 2024-12354, issued out of the Court of Common Pleas of Luzerne County, Pennsylvania, to me directed, there will be exposed to public sale, by vendue or outcry to the highest and best bidders, for cash, in the Courthouse, North River Street, Wilkes Barre City, Luzerne County, Pennsylvania, on Thursday, June 05, 2025 at 10:30 O'clock A.M., of the said day, all the right, title and interest of the Defendants in and to:

ALL the surface or right of soil only of all that lot, piece or parcel of land situate, lying and being in the Village of Glen Lyon, Township of Newport, Luzerne County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point which is a corner common to Lots Nos. A482 and A722 on the Westerly line of Spring Street, said point being North 14 degrees 06 minutes East 322.02 feet, North 13 degrees 00 minutes West 120 feet and North 89 degrees 27 minutes West 25.72 feet, from an iron pin set at the intersection of the center line of Ridge and Spring Street; THENCE along the line between Lots Nos. A482 and A722 North 88 degrees 50 minutes West 130 feet to a corner common to Lots Nos. A482, A722 and lands now or formerly of Susquehanna Collieries Company; THENCE along said lands North 51 degrees 26 minutes East 112.18 feet to the Northerly corner of Lot No. A722 on the Westerly line of Spring Street; THENCE along said line of Spring Street South 38 degrees 34 minutes East 57.57 feet and South 13 degrees 00 minutes East 28.28 feet to the place of beginning.

UNDER AND SUBJECT to and together with prior grants and reservations of coal, oil, gas, mining rights of way, exceptions, conditions, restrictions and reservations of record, as the same may appear in this or prior instruments of record.

UNDER AND SUBJECT to all the easements, exceptions, rights, reservations, restrictions, covenants, conditions, privileges, etc., as may be either contained in or referred to in the prior deeds or other documents composing the chain of title, or as may be visible upon physical inspection of the premises.

TOGETHER with all buildings and improvements thereon.

IMPROVED WITH A SINGLE-FAMILY RESIDENTIAL DWELLING COMMONLY KNOWN AND NUMBERED AS: 53  
SPRING STREET, GLEN LYON, PA 18617

PIN #: K6S2 007 002

BEING THE SAME PREMISES WHICH JPMorgan Chase Bank, N.A., by Deed dated May 12, 2011 and recorded in the Office of the Recorder of Deeds in and for Luzerne County, Pennsylvania, in Record Book 3011, page 141628, granted and conveyed unto James Frank Hoffman and Tiffany Breanne Davis.

NOTICE IS HEREBY GIVEN to all claimants and parties in interest that the Sheriff will, for all sales where the filling of a Schedule of Distribution not later than thirty (30) days after the sale, in his office, where the same will be available for inspection and that distribution will be made in accordance with the Schedule unless exceptions are filed thereto

within ten (10) days thereafter.

SEIZED AND TAKEN INTO EXECUTION at the suit of – U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY vs. TIFFANY BREANNE DAVIS AND JAMES FRANK HOFFMAN

PROPERTY ADDRESS: 53 SPRING ST, GLEN LYON, PA 18617

UPI / TAX PARCEL NUMBER: K6S2 007 002

Seized and taken into execution to be sold as the property of TIFFANY BREANNE DAVIS AND JAMES FRANK HOFFMAN in suit of U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY.

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**Attorney for the Plaintiff:**  
PURCELL KRUG & HALLER  
HARRISBURG, PA 717-234-4178

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