

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 8491/2024

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.

LOT 1
IMPROVED RESIDENTIAL SINGLE-FAMILY PROPERTY BEING KNOWN AS: 21 E. Butler Drive, Drums, PA 18222

ALL THAT CERTAIN piece, parcel or plot of land situate in the Township of Butler, County of Luzerne and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point, said point being the intersection of the Easterly right-of-way of Drasher Road (T-367) and the Southerly right-of-way of SR 3022; THENCE along the Southerly right-of-way of SR 3022, South forty-seven (47) degrees forty-nine (49) minutes zero (0) seconds East, two hundred forty-three and ninety-nine hundredths (243.99') feet to a point; Thence South forty-three (43) degrees ten (10) minutes fifteen (15) seconds West, one hundred thirty-seven and seventy-two hundredths (137.72') feet to a point; Thence North forty-seven (47) degrees forty-nine (49) minutes zero (0) seconds West, one hundred sixty-seven and seventy-eight hundredths (164.78') feet to a point on the Easterly right-of-way of Drasher Road (T-357); Thence along said right-of-way, North twelve (12) degrees fifty-six (56) minutes fourteen (14) seconds East, one hundred eight and five hundredths (108.05) feet to a point the place of beginning.

BEING THE SAME PREMISES GRANTED AND CONVEYED unto Jason Holly and Brittany Holly, by virtue of a Deed of National Transfer Services, LLC, a Texas limited liability company, dated February 28, 2019, and recorded in Luzerne County Recorder of Deeds Office on April 15, 2019, to Luzerne County Record Book 3019 Page 62318, et seq., Instrument No. 201920240.

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.

PROPERTY IDENTIFICATION NUMBER OF THE ABOVE-DESCRIBED PREMISES:

Map/Parcel/Plate: 06-R8512-001-02M-000

LOT 2

UNIMPROVED 0.39 ACRES OF VACANT LAND BEING KNOWN AS: Freedom Drive, Drums, PA 18222

ALL that certain piece, parcel of plot of land situate in the Township of Butler, County of Luzerne and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at point, said point being the intersection of the northerly right of way of Freedom Road (T-368) and the easterly right of way of Drasher Road (T-367) and also being the southwest corner of lot herein described:

THENCE along the easterly right of way of Drasher Road (T-367) North thirteen (13) degrees twelve (12) minutes forty (40) seconds East one hundred thirteen and eighty-six hundredths (113.86) feet to a point:

THENCE South forty-seven (47) degrees forty-one (41) minutes zero (00) seconds East one hundred ninety-one and zero hundredths (191.00) feet to a point;

THENCE South forty-three (43) degrees ten (10) minutes fifteen (15) seconds West one hundred twelve and sixty-six hundredths (112.66) feet to a point on the northerly right of way of Freedom Road (T-368);

THENCE along said right of way, North forty-three (43) degrees thirty-two (32) minutes forty-eight (48) seconds West seventy-eight and thirty-five hundredths (78.35) feet to a point;

THENCE continuing along said right of way North forty (40) degrees twenty-seven (27) minutes fifty-two (52) seconds West fifty-six and twenty-four hundredths (56.24) feet to a point, the place of beginning.

BEING THE SAME PREMISES GRANTED AND CONVEYED unto Jason Holly and Brittany Holly, his wife, by virtue of a Deed between Christopher English and Cheryl E. English, his wife, dated April 6, 2019, and recorded in Luzerne County Recorder of Deeds Office on April 23, 2019, to Luzerne County Record Book 3019, Page 66622, et seq., Instrument No. 201921418.

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.

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PROPERTY IDENTIFICATION NUMBER OF THE ABOVE-DESCRIBED PREMISES:

Map/Parcel/Plate: 06-R8S12-001-02N-000

PROPERTY ADDRESS: 21 E BUTLER DR AND, FREEDOM DRIVE, DRUMS, PA 18222

UPI / TAX PARCEL NUMBER: 06-R8512-001-02M-000 AND 06-R8S12-001-02N-000

Seized and taken into execution to be sold as the property of JASON HOLLY AND BRITTANY HOLLY in suit of FAIRWAY CONSUMER DISCOUNT CO.

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

BRIAN M. SZUMSKI, Sheriff
LUZERNE COUNTY, Pennsylvania