

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 10870/2024

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:

**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 PROPERTY SITUATED IN THE TOWNSHIP OF Fairview, COUNTY OF LUZERNE, AND STATE OF PENNSYLVANIA BEING MORE PARTICULARLY DESCRIBED IN A DEED RECORDED IN BOOK 3001 AT PAGE 112721 AMONG THE LAND RECORDS OF THE COUNTY SET FORTH ABOVE.

BEING the same premises conveyed to Sean C. Foley and Lisa A. Foley, by Deed of Greystone Manor, Limited, a Pennsylvania Limited Partnership, dated June 29, 2001 and recorded in Luzerne County Deed Book 3001, Page 112721.

PARCEL ID: 26-LIOS6-006-023

COMMONLY KNOWN AS: 45 Fieldstone Way, Mountain Top, PA 18707

PARCEL NO.: 26-LIOS6-006-023

TITLE TO SAID PREMISES IS VESTED IN: SEAN C. FOLEY and LISA A. FOLEY  
PROPERTY BEING KNOWN AS: 45 Fieldstone Way, Mountain Top, PA 18707

BEING LUZERNE COUNTY TAX PARCEL NUMBER AND PIN NUMBER: 26-LIOS6-006-023

IMPROVEMENTS THEREON CONSIST OF: RESIDENTIAL PROPERTY

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: SEAN C. FOLEY and LISA A. FOLEY

Attorney: Kaitlin D. Shire, Esquire  
Hill Wallack LLP  
1000 Floral Vale Blvd., Suite 300  
Yardley, PA 19067  
(215) 579-7700

PROPERTY ADDRESS: 45 FIELDSTONE WAY, MOUNTAIN TOP, PA 18707

UPI / TAX PARCEL NUMBER: 26-LIOS6-006-023

Seized and taken into execution to be sold as the property of SEAN C FOLEY AND LISA A FOLEY in suit of ITDRP, LLC.

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Attorney for the Plaintiff:  
HILL WALLACK LLP  
YARDLEY, PA 215-579-7700

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