

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 12535/2014

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 reissued writ of execution issued by plaintiff: Deutsche Bank National Trust Company, as Trustee for First Franklin Mortgage Loan Trust 2006-FF13, Mortgage Pass-Through Certificates, Series 2006-FF13 vs. Hector F. Tyndall

To case number 2014-12535

All the surface and right of soil of all that certain lot of land situate in Ashley Borough, Luzerne County, Pennsylvania, bounded and described as follows:

Beginning at a point on the Northwestern side of Barnes Street, said point being corner of Lot No. 75 on plot of lots hereinafter referred to;

Thence along line of Lot No. 75 North 39 degrees 18 minutes West one hundred forty-seven and five-tenths (147.5) feet to a corner on an alley;

Thence along line of said alley South 50 degrees 42 minutes West thirty-five (35) feet to corner of Lot No. 77;

Thence along line of Lot No. 77 south 39 degrees 18 minutes East one hundred forty-seven and five-tenths (147.5) feet to Barnes Street aforesaid;

Thence along said street North 50 degrees 42 minutes East thirty-five (35) feet to the place of beginning.

Being Lot No. 76 on plot of lots laid out in Ashley Borough for the Polly Carey Estate, a map of said plot being of record in Luzerne County in Map Book 1, pages 58 and 59.

The pin for the above premises is: 198E4B010L026.

Property Address (for informational purposes only): 33-35 Barnes Street, Ashley, PA 18706

Being the same premises which Joseph Mullin, Kathleen Mullin and Helen Brobenak by deed dated 7/6/2006 and recorded 9/7/2006 in the Office of the Recorder of Deeds in and for the County of Luzerne in Deed Book 3006 Page 245533, Instrument No. 5722990 granted and conveyed unto Hector F. Tyndall, in fee.

Being Luzerne County tax parcel number and pin number: 01-I9SE4 -010-026-000 Plate: 1-3-201-6

Improvements thereon consist of: Residential Dwelling

Seized and taken in execution as the property of: Deutsche Bank National Trust Company, as Trustee for First Franklin Mortgage Loan Trust 2006-FF13, Mortgage Pass-Through Certificates, Series 2006-FF13 against Hector F. Tyndall and will be sold by

Sheriff of Luzerne County

Attorney for Plaintiff

PROPERTY ADDRESS: 33-35 BARNES STREET, ASHLEY, PA 18706

UPI / TAX PARCEL NUMBER: 01-I9SE4 -010-026-000

Seized and taken into execution to be sold as the property of HECTOR F. TYNDALL in suit of DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR FIRST FRANKLIN MORTGAGE LOAN TRUST 2006-FF13, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-FF13.

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Attorney for the Plaintiff:  
LOGS LEGAL GROUP LLC  
WAYNE, PA 610-278-6800

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