

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 7861/2024

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 plaintiff:

2024-07861

ALL the surface and right of soil of those two certain pieces or parcels of land situate in the Township of Hanover, County of Luzerne and State of Pennsylvania, bounded and described as follows, to wit:

THE FIRST THEREOF:

BEGINNING at a point on the southerly side of Columbia Avenue, one hundred ten (110) feet from Ridge Street;

THENCE from said point in an easterly direction, thirty-one (31) feet to the center line of a two-story double frame dwelling;

THENCE through the center line of said two-story double frame dwelling in a southerly direction, a distance of sixty-seven and fifty hundredths (67.50) feet to an iron pipe;

THENCE along the line parallel with Columbia Avenue in a westerly direction, a distance of thirty-one (31) feet to a point identified by a tack in a fence;

THENCE northerly a distance of sixty-seven and fifty hundredths (67.50) feet to a spike in Columbia Avenue, the place of beginning.

THE SECOND THEREOF:

BEGINNING at a point identified by an iron pipe on the southerly side of Columbia Avenue, a distance of one hundred seventy (170) feet from Ridge Street;

THENCE in a southerly direction, a distance of sixty-seven and fifty hundredths (67.50) feet to a corner identified by an iron pipe;

THENCE westerly and parallel with Columbia Avenue, a distance of twenty-nine (29) feet to an iron pipe;

THENCE along line of land conveyed to James Nilon and through the center line of a two story double frame dwelling, a distance of sixty-seven and fifty hundredths (67.50) feet to Columbia Avenue;

THENCE along Columbia Avenue, in an easterly direction, twenty-nine (29) feet to the place of beginning.

IMPROVED with a two story double frame dwelling and known as 86 Columbia Avenue, Hanover Township, Luzerne

County, Pennsylvania.

Property identification number is: I9SE1 B008 L013

Being the same premises which Nancy Lynn Gittens, by Deed dated 07/13/2018 and recorded 07/16/2018, in the Office of the Recorder of Deeds in and for the County of Luzerne, in Deed Instrument No. 201837772, granted and conveyed unto Tiffany Shay, in fee.

Title to said premises is vested in Tiffany Shay

Property being known as: 86 Columbia Ave, Hanover Township, PA 18706

Being Luzerne County Tax Parcel Number and Pin Number: 25-I9SE1 -008-013-000

Improvements thereon consist of: Residential Dwelling

Seized and taken in execution as the Property of:

TIFFANY SHAY

PROPERTY ADDRESS: 86 COLUMBIA AVE, HANOVER TWP, PA 18706

UPI / TAX PARCEL NUMBER: 25-I9SE1 -008-013-000

Seized and taken into execution to be sold as the property of TIFFANY SHAY in suit of FREEDOM MORTGAGE CORPORATION.

Attorney for the Plaintiff:
BROCK & SCOTT PLLC
KING OF PRUSSIA, PA 844-856-6646

BRIAN M. SZUMSKI, Sheriff
LUZERNE COUNTY, Pennsylvania