

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 8438/2024

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.

ALL piece or parcel of land lying, being and situate in the City of Wilkes-Barre, County of Luzerne, and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point on the northwesterly side of Hutson Street and in line of Lot No. 25;
THENCE along line of Lot No. 25, North 47 degrees West, one hundred fourteen and one tenth (114.1) feet to a corner in line of Lot No. 21;
THENCE along line of Lot No. 21, North 42 degrees and 45' West, twenty-five (25) feet to a corner, now or late, of W. Cooper's land;
THENCE along said W. Cooper's land South 47 degrees East, one hundred fourteen and one tenth (114.1) feet to a corner in line of said Hutson Street;
THENCE along Hutson Street South 42 degrees and 45' East, twenty-five (25) feet to a corner of Lot No. 25 aforesaid, the place of BEGINNING.

BEING the southerly one-half (1/2) of Lot No. 24 on plot of lots laid out on Rolland Metcalf Estate.

Being the same premises which John J. Sod, single and Administrator of the Estate of John L. Sod, his father William Sod, single and individually and Theodore Sod, single and individually, by Deed dated 01/18/2006 and recorded 09/22/2006, in the Office of the Recorder of Deeds in and for the County of Luzerne, in Deed Book 3006, Page 260897, granted and conveyed unto John J. Sod, in fee.

AND the said John J. Sod, has departed this life on or about 03/07/2024, thereby vesting title of the mortgaged premises unto William Sod

Improvements thereon consist of: Residential Dwelling

PROPERTY ADDRESS: 61 HUTSON ST, WILKES BARRE, PA 18702

UPI / TAX PARCEL NUMBER: 73-I9NE2 -042-017-000

Seized and taken into execution to be sold as the property of SOD, WILLIAM, IN HIS CAPACITY AS HEIR OF JOHN J. SOD, DECEASED, THEODORE SOD, IN HIS CAPACITY AS HEIR OF JOHN J. SOD, DECEASED AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JOHN J. SOD, DECEASED 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