

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 6775/2024

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:

**FRIDAY, AUGUST 01, 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 writ of execution issued by plaintiff:

To case Number: 2024-06775

PREMISES A:

ALL THAT CERTAIN PIECE OR PARCEL OF LAND, SITUATE IN THE BOROUGH OF PLYMOUTH, COUNTY OF LUZERNE AND COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A CORNER ON THE NORTH SIDE OF SHAWNEE AVENUE, SAID CORNER BEING SIXTY-SEVEN AND FIFTY- ONE HUNDREDTHS (67.51) FEET NORTHEASTERLY FROM THE CORNER OF CENTER AVENUE AND IN THE CENTER OF A SIDEWALK COMMON TO LOT NOS. 2 AND 3; THENCE NORTH 66° EAST ALONG SHAWNEE AVENUE EIGHTEEN AND TWENTY-FIVE ONE-HUNDREDTHS (18.25) FEET TO A CORNER IN THE CENTER LINE OF A DOUBLE FRAME BLOCK;

THENCE THROUGH THE CENTER LINE OF THE FRAME BLOCK NORTH 25° 10' WEST FIFTY-EIGHT AND FORTY-FIVE ONE- HUNDREDTHS (58.45) FEET TO A CORNER; THENCE NORTH 35° 30' WEST THIRTY-EIGHT AND FORTY-ONE-HUNDREDTHS (38.40) FEET TO A CORNER TO LOT NO. 4;

THENCE SOUTH 55° 28' WEST ELEVEN AND THREE ONE-HUNDREDTHS (11.03) FEET ALONG LOT NO.4 TO A CORNER OF LOT NO. 2, AND THROUGH THE CENTER OF A TWO-FOOT WALK, A PARTY RIGHT-OF-WAY FOR THE OWNERS OF LOT NOS. 2 AND 3;

THENCE SOUTH 25° 10' EAST NINETY-THREE AND EIGHTY-SIX ONE-HUNDREDTHS (93.86) FEET THROUGH THE CENTER OF A TWO FOOT WALK COMMON TO LOTS 2 AND 3 TO THE PLACE OF BEGINNING.

PREMISES B:

ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATE IN THE BOROUGH OF PLYMOUTH, COUNTY OF LUZERNE AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A POINT ON THE NORTHERLY SIDE OF SHAWNEE AVENUE, SAID POINT BEING IN LINE OF LAND HERETOFORE CONVEYED BY WILLIAM ROSSER, JR., AND HAZEL H. ROSSER, HIS WIFE, TO VERA FUDGE BY DEED DATED JANUARY 19, 1950, AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR LUZERNE COUNTY IN DEED BOOK 1058, PAGE 599, SAID POINT BEING ALSO EIGHTY-NINE AND SEVENTY-SIX (89.76) FEET (ERRONEOUSLY STATED AS FORTY-NINE AND TWENTY-SIX ONE HUNDREDTHS (49.26) FEET IN PRIOR DEED) FROM THE CORNER OF CENTER AVENUE;

TH ENCE ALONG SHAWNEE AVENUE, NORTH SIXTY-SIX (66) DEGREES EAST, TWENTY AND SIXTEEN ONE HUNDREDTHS (20.16) FEET, MORE OR LESS, TO AN ALLEY;

THENCE ALONG SAID ALLEY, NORTH THIRTY-FOUR (34) DEGREES, FORTY-SEVEN (47) MINUTES WEST, NINETY-NINE AND SIXTY-FOUR ONE HUNDREDTHS (99.64) FEET TO A CORNER OF LOT NO. 4;

THENCE ALONG LOT NO. 4, SOUTH FIFTY-FIVE (55) DEGREES, TWENTY-EIGHT (28) MINUTES WEST, ELEVEN AND TWO ONE HUNDREDTHS (11.02) FEET TO THE LINE OF LAND OF SAID VERA FUDGE;

THENCE ALONG THE LAND NOW OR LATE OF VERA FUDGE, SOUTH THIRTY-FIVE (35) DEGREES, THIRTY (30) MINUTES EAST, THIRTY-EIGHT AND FOUR TENTHS (38.4) FEET TO A POINT;

THENCE CONTINUING ALONG THE LINE OF LAND NOW OR LATE OF THE SAID VERA FUDGE AND THROUGH THE CENTER LINE OF A FRAME DOUBLE DWELLING, SOUTH TWENTY-FIVE (25) DEGREES, TEN (10) MINUTES EAST, FIFTY-EIGHT AND FORTY- FIVE ONE HUNDREDTHS (58.45) FEET TO THE NORTHERLY LINE OF SHAWNEE AVENUE, THE PLACE OF BEGINNING.

Title to said premises is vested in: Grace & Faith LLC

Being Luzerne County tax parcel number and pin numbers: APN: 48-H8SE4- 004-009-000 AND 48-H8SE4-004-008-000

Improvements thereon consist of: 9 E. SHAWNEE AVENUE, PLYMOUTH, PA 18651 and 11 E. SHAWNEE AVENUE, PLYMOUTH, PA 18651

Seized and taken in Execution as the property of: Grace & Faith LLC

PROPERTY ADDRESS: 9-11 E. SHAWNEE AVE, PLYMOUTH, PA 18651

UPI / TAX PARCEL NUMBER: 48-H8SE4- 004-009-000 AND 48-H8SE4- 004-008-000

Seized and taken into execution to be sold as the property of GRACE & FAITH LLC in suit of FACO REO SECURITIZATION SUB I, LLC.

Attorney for the Plaintiff:
LEOPOLD & ASSOCIATES PLLC
ARMONK, NY 914-219-5787 X490

BRIAN M. SZUMSKI, Sheriff
LUZERNE COUNTY, Pennsylvania