

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 7752/2024

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, OCTOBER 03, 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 THAT CERTAIN piece or parcel of land situate in the Township of Plains, County of Luzerne and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a corner of Lot No. 9 on South Main Street;

THENCE along South Main Street North 19 Degrees 34 Minutes East, forty-four (44) feet to the corner of South Street;

THENCE along South Street South 67 degrees 24 minutes East, one-hundred fifty-two and sixty-nine hundredths (152.69) feet to the corner of Temperance Alley;

THENCE along said alley South 22 degrees 25 minutes West, thirty-eight and seventy-two hundredths (38.72) feet to a corner of Temperance Alley and Lot No. 9;

THENCE along Lot No. 9 North 69 degrees 22 minutes West one hundred fifty and seventy-five hundredths (150.75) feet to South Main Street, the place of beginning.

BEING the same premises conveyed to Anthony House, an adult individual and Theodore Chance, an adult individual, as tenants in common, by deed from TJJJ LLC, dated September 1, 2022, recorded October 6, 2022 in the Luzerne County Clerk's/Register's Office in Deed Book 3022, Page 255176.

PARCEL ID: 50-G10SE1-012-001

COMMONLY KNOWN AS: 87 S. Main Street, Plains, PA 18705

PARCEL NO.: 50-G10SE1-012-001

TITLE TO SAID PREMISES IS VESTED IN: ANTHONY HOUSE and THEODORE CHANCE
PROPERTY BEING KNOWN AS: 87 S. Main Street, Plains, PA 18705

BEING LUZERNE COUNTY TAX PARCEL NUMBER AND PIN NUMBER: 50-G10SE1-012-001

IMPROVEMENTS THEREON CONSIST OF: RESIDENTIAL PROPERTY

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: ANTHONY HOUSE and THEODORE CHANCE

Attorney: Kaitlin D. Shire, Esquire
Hill Wallack LLP
1000 Floral Vale Blvd., Suite 300
Yardley, PA 19067

(215) 579-7700

PROPERTY ADDRESS: 87 SOUTH MAIN ST, PLAINS, PA 18705

UPI / TAX PARCEL NUMBER: 50-G10SE1-012-001

Seized and taken into execution to be sold as the property of ANTHONY HOUSE AND THEODORE CHANCE in suit of
PLANET HOME LENDING, LLC.

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

BRIAN M. SZUMSKI, Sheriff
LUZERNE COUNTY, Pennsylvania