

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 709/2025

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.

ALL THAT CERTAIN lot or parcel of land situate in the Borough of Plymouth, Luzerne County, Pennsylvania bounded and described as follows:

BEGINNING at a corner on Center Avenue in line of land now or formerly of P.G. Edwards; Thence along line of land now or formerly of P.G. Edwards, South 56 degrees West 98 feet to a corner in lands of Elizabeth Davis; formerly grantor herein; Thence South 34 degrees East through land of grantor 38.50 feet to a corner of land of said grantor; Thence North 56 degrees East through land of said grantor and along the dividing line between land of grantor herein and land of Margaret Pearce, now Margaret Bond and George Pearce 98 feet to a corner on Center Avenue; Thence along said Center Avenue North 34 degrees West 38.50 feet to a point at place of beginning.

CONTAINING 3,927 square feet of land more or less.

Improved with a single framed dwelling known as 65-67 Center Avenue, Plymouth, Luzerne County, Pennsylvania.

Together with all rights to an easement for purpose of use while painting and repairing dwelling located on above described premises over the Northwesterly two feet of the premises of Margaret Pearce Bond and George Pearce, adjoining the above described premise extending a distance of 91 feet from Center Avenue. Subject to an easement for the same purpose over the Southeasterly two feet of the above described premises adjoining the premises of said Pearces, and extending a distance of 91 feet from Center Avenue;

Together with the right to use by Grantees, their heirs and assigns of a piece or parcel of land bounded and described as follows, to wit:

BEGINNING at a corner in the dividing line between the land above described, the land of Margaret Pearce Bond and George Pearce said corner being South 56 degrees West 91 feet from Center Avenue; Thence along the Southeasterly sideline of the above described land South 55 degrees 7 feet to a corner in lands of grantor; Thence North 34 degrees West 17 feet to a corner in lands of Grantor; Thence South 56 degrees West 7 feet to a corner in lands of Grantor; Thence South 34 degrees East 36.75 feet to a corner in lands of Grantor; Thence North 56 degrees East 14 feet to a corner in rear line of land of said Pearces; Thence along the rear line of said Pearces land North 34 degrees West 19.75 feet to the place of beginning for the purpose of a driveway to and from the premises herein conveyed to the Grantors, their heirs and assigns, and the 10 foot wide alley extending from Center Avenue and adjoining the Southeasterly sideline of lands now or formerly of Elizabeth Davis and lands of said Pearces.

Together with the right to use by the grantees, their heirs and assigns, in common with other persons entitled thereto, of the above mentioned alley extending from Center Avenue and adjoining the Southeasterly sideline of lands of grantor and land now or formerly of George Pearce et al. for purposes of ingress and egress to and from Center Avenue. This right is subject to the conditions that the grantees herein, their heirs. and assigns shall assist in maintaining and keeping the said alley in good repair and condition. Coal and other minerals excepted and reserved as excepted and reserved in prior instruments in the chain of title.

PARCEL NO. 2:

ALL THAT CERTAIN lot or parcel of land situate in the Borough of Plymouth, Luzerne County, Pennsylvania, bounded and described as follows:

BEGINNING at a corner of the dividing line between lands now or formerly of P.G. Edwards and land of the grantor herein; said corner being South 56 degrees West 98 feet from Center Avenue; Thence along said dividing line South 56 degrees West 47.5 feet to land now or late of the Estate of George H. Dietrick, Deceased; Thence along the same South 34 degrees East 61 feet to a corner on an alley; Thence along said alley North 56 degrees East 54.5 feet to a corner; Thence North 34 degrees West 22.5 feet more or less along land of grantor and rear line of land of Margaret Pearce Bond and George Pearce to a corner in line of land of grantee herein South 56 degrees West 7 feet to a corner; Thence along the rear line of land of the grantee herein named North 34 degrees West 38.5 feet to a corner to the place of beginning;

ALL as shown on map filed with Deed Book 1134, page 391.

SUBJECT TO all the exceptions, reservations, conditions, and restrictions as contained in all documents in the chain of title but with any existing inchoate interests or rights appurtenant such as rights by adverse possession.

BEING THE SAME PREMISES which Denise E. Dalley by Deed dated September 7, 1999, and recorded September 8, 1999, in the Office of the Recorder of Deeds in and for the County of Luzerne in Deed Book Volume 2692, Page 194, granted and conveyed unto Joseph E. Swartwood. And the said Joseph E. Swartwood has since departed this life on August 24, 2023, intestate, whereupon Letters of Administration were granted to Jarrod Dalley on September 18, 2023, by virtue of a petition for Grant of Letters duly filed and probated to No. 4023-1732 in the Office of the Register of Wills of Luzerne County.

BEING THE SAME PREMISES which The Estate of Joseph E. Swartwood, Deceased by Deed dated March 27, 2024 and recorded on March 28, 2024, in the Luzerne County Recorder of Deeds Office at Deed Book Volume 3024 at Page 53784, as Instrument No. 202415880, granted and conveyed unto Jarrod Dalley.

Property being known as 65-67 Center Avenue, Plymouth, PA 18651

Being Luzerne County Parcel Identification Numbers 48H8SE4 047003000 & 48H8SE4 047029000

Improvements thereon consist of a Residential Dwelling

Seized and taken in execution as the property of Jarrod Dalley

PROPERTY ADDRESS: 65-67 CENTER AVE, PLYMOUTH, PA 18651

UPI / TAX PARCEL NUMBER: 48H8SE4 047003000 & 48H8SE4 047029000

Seized and taken into execution to be sold as the property of JARROD DALLEY in suit of SELECT PORTFOLIO SERVICING, INC.

Attorney for the Plaintiff:
HLADIK ONORATO & FEDERMAN
NORTH WALES, PA 215-855-9521

BRIAN M. SZUMSKI, Sheriff
LUZERNE COUNTY, Pennsylvania