

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 3290/2023

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:

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR POPULAR ABS, INC., SERIES 2007-A
To case number 202303290

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND SITUATE, LYING AND BEING IN THE TOWNSHIP OF FRANKLIN, COUNTY OF LUZERNE AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING IN THE MIDDLE OF THE ROAD LEADING FROM COUNTYROAD TO LOCKVILLE ROAD ALONG LANDS NOW OR LATE OF GILES E. GAY IN SOUTHWEST DIRECTION TO LANDS NOW OR LATE OF LAWRENCE JAMES;

THENCE ALONG LANDS OF SAID LAWRENCE JAMES IN A NORTHEAST DIRECTION TO THE MIDDLE OF SAID CREEK ROAD;

THENCE ALONG SAID ROAD TO THE PLACE OF BEGINNING.

BEING THE SAME LAND CONVEYED TO THE GRANTORS HEREIN BY DEED OF BISHOP NELSON AND JANET NELSON, HIS WIFE, DATED APRIL 3RD, 1971, AND RECORDED IN THE OFFICE OF THE RECORDER OF DEED IN AND FOR LUZERNE COUNTY IN DEED BOOK NO. 1716, PAGE 100.

UNDER AND SUBJECT TO ALL THE RESTRICTIONS, RESERVATIONS, CONDITIONS AND COVENANTS CONTAINED IN THE CHAIN OF TITLE.

Title to said premises is vested in: DAWN M. DEWEY, AS SOLE OWNER

Property being known as: 278 CIDER RUN RD A/K/A RD 3 BOX 192 DALLAS, PA 18612

Being Luzerne county tax parcel number and pin number: 24-B10-00A-011-000

Improvements thereon consist of: RESIDENTIAL PROPERTY

Seized and taken in execution as the property of: WILLIAM S. DEWEY AND IDA JEAN DEWEY, HIS WIFE

PROPERTY ADDRESS: 278 CIDER RUN RD, A/K/A RD 3 BOX 192, DALLAS, PA 18612

UPI / TAX PARCEL NUMBER: 24-B10-00A-011-000

Seized and taken into execution to be sold as the property of DAWN M DEWEY in suit of DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR POPULAR ABS, INC., SERIES 2007-A.

Attorney for the Plaintiff:

ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
MT. LAUREL, NJ 855-225-6906

BRIAN M. SZUMSKI, Sheriff
LUZERNE COUNTY, Pennsylvania