

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 4372/2013

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 message, piece or parcel of land situate and being in the Township of Lehman, County of Luzerne and State of Pennsylvania, bounded and described as follows, viz:

Beginning in the public road leading from Lehman Center to Nanticoke;

Thence South 54 degrees 50 minutes East 10 perches to a post corner, the corner of land now or late of Mrs. Charity Worthington;

Thence South 33 ½ degrees West 4 perches to a corner; THENCE North 54 degrees 50 minutes West 10 perches to a corner in the said road;

Thence along the said road North 33 ½ degrees East 4 perches to the place of beginning.

Containing One quarter of an acre of land.

BEING the same premises conveyed to Jack W. Dennis, a single person, by deed from Tracy Lee McDermott, dated July 6, 2007, recorded July 9, 2007 in the Luzerne County Clerk's/Register's Office in Deed Book 3007, Page 177315.

PARCEL ID: 40-E7S1-008-001-000

COMMONLY KNOWN AS: 1016 Mountainview Drive, Lehman, PA 18627

PARCEL NO.: 40-E7S1-008-001-000

TITLE TO SAID PREMISES IS VESTED IN: JACK W. DENNIS
PROPERTY BEING KNOWN AS: 1016 Mountainview Drive, Lehman, PA 18627

BEING LUZERNE COUNTY TAX PARCEL NUMBER AND PIN NUMBER: 40-E7S1-008-001-000

IMPROVEMENTS THEREON CONSIST OF: RESIDENTIAL PROPERTY

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: JACK W. DENNIS

Attorney: Kaitlin D. Shire, Esquire
Hill Wallack LLP
1000 Floral Vale Blvd., Suite 300
Yardley, PA 19067
(215) 579-7700

PROPERTY ADDRESS: 1016 MOUNTAIN VIEW DR, LEHMAN, PA 18627

UPI / TAX PARCEL NUMBER: 40-E7S1-008-001-000

Seized and taken into execution to be sold as the property of JACK W DENNIS in suit of JP MORGAN CHASE BANK,
NATIONAL ASSOCIATION.

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

BRIAN M. SZUMSKI, Sheriff
LUZERNE COUNTY, Pennsylvania