

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 7262/2024

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.

By virtue of writ of execution issued by plaintiff:
FINANCE OF AMERICA REVERSE LLC

To case number 202407262

Parcel 1-632 Garfield Street, Hazleton:

ALL the surface or right of soil of that portion of lot or piece of ground situate on the west side of Garfield Street, between Sixth and Seventh Streets, in the Diamond Addition of the City of Hazleton, County of Luzerne and State of Pennsylvania and being the northern one-half of Lot No. Eight (8) of Square No. One Hundred Sixty-four (164) in the plan of the said Diamond Addition, aforesaid, bounded and described as follows, to wit:

BEGINNING at a point in the west side of Garfield Street and eighty (80) feet north of the northwest corner of Garfield and Sixth Streets;

THENCE (1) in a northerly direction along the west side of Garfield Street a distance of sixteen (16) feet to the corner of Lot No. 7;

THENCE (2) westwardly along the southern line of said Lot No. 7 a distance of two hundred (200) feet to the eastern side of a twenty feet wide alley;

THENCE (3) southwardly along the eastern side of said alley a distance of sixteen (16) feet to a point;

THENCE (4) eastwardly in a line parallel with Sixth Street a distance of two hundred (200) feet to the place of BEGINNING.

CONTAINING thirty-two hundred (3200) square feet of surface, strict measure. Coal and other minerals reserved by prior grantors expressly excepted.

BEING THE SAME PREMISES which Elizabeth DiBlasi, widow, et al, by deed dated July 21, 1967 granted and conveyed unto Henry Schlack and Antoinette Schlack, his wife, the same being recorded in Luzerne County Book 1620 Page 221. The said Henry Schlack departed this life vesting title by operation of law unto his surviving spouse, Antoinette Schlack, Grantor herein.

Parcel II - 630 Garfield Street, Hazleton:

ALL THAT PORTION or piece of land or lot being the southern one-half of Lot Number eight (8) of square number one hundred and sixty-four (164) in the plan of the Diamond Addition of the City of Hazleton, County of Luzerne and State of Pennsylvania, situate on the West side of Garfield Street, between Sixth and Seventh Streets in the City of Hazleton, bounded and described as follows, to wit:

BEGINNING at a point sixty-four (64) feet north of the Northwest corner of Garfield and Sixth Street on the west side of said Garfield Street

THENCE along the west side of said Garfield Street in a northerly direction a distance of sixteen (16) feet to a point being the center of said Lot Number (8);

THENCE in a westwardly direction in a line parallel with Sixth Street a distance of two hundred (200) feet to the eastern side of a twenty feet wide alley;

THENCE in a southerly direction along the east side of said alley a distance of sixteen (16) feet to the northerly corner of Lot Number (9):

THENCE in an easterly direction along the northern line of Lot Number (9) a distance of two hundred (200) feet to the west side of Garfield Street to a point the place of BEGINNING.

CONTAINING 3200 square feet of surface strict measure.

IMPROVED with one-half of a double house, rights, privileges, and reservations to remain as set forth in prior grants.

BEING THE SAME PREMISES which John DiBlasi and Salvatore DiBlasi, Executors and Trustees under the Last Will and Testament of Thomas DiBlasi a/f/k/a Thomas DeBlasi, Deceased and Estella DiBlasi, widow by deed dated March 7, 1997 granted and conveyed unto Henry Schlack and Antoinette Schlack, his wife, the same being recorded in Luzerne County Book 1918 Page 885. The said Henry Schlack departed this life on title by operation of law unto his surviving spouse. Antoinette Schlack, Grantor herein.

Title to said premises is vested in HOWARD FORCE AND DOROTHY FORCE HIS WIFE

PROPERTY BEING KNOWN AS: 630-632 GARFIELD STREET HAZLETON, PA 18201

BEING LUZERNE COUNTY TAX PARCEL NUMBER AND PIN NUMBER: 71-T8NW32-020-004-000 & 71-T8NW32-020-005-000

Improvements thereon consist of: RESIDENTIAL PROPERTY

TITLE TO SAID PREMISES IS VESTED IN HOWARD FORCE AND DOROTHY FORCE HIS WIFE BY DEED FROM ANTOINETTE SCHLACK, WIDOW, DATED December 1, 2008 RECORDED December 3, 2008 IN BOOK NO. 3008 PAGE 258794

HOWARD FORCE died on or about January 18, 2023.

Seized and taken in execution as the property of: HOWARD FORCE AND DOROTHY FORCE HIS WIFE

PROPERTY ADDRESS: 630-632 GARFIELD ST, HAZLETON, PA 18201

UPI / TAX PARCEL NUMBER: 71-T8NW32-020-004-000 & 71-T8NW32-020-005-000

Seized and taken into execution to be sold as the property of DOROTHY FORCE in suit of FINANCE OF AMERICA REVERSE, LLC.