

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2011/2025

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, 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 Hanover Township, Luzerne County, Pennsylvania, bounded and described as follows, to wit:

On the South by the Main Road; on the West by lot belonging to Jane Maycock; On the North by lands now or formerly belonging to the Nanticoke Coal and Iron Company; and on the East by lands formerly belonging to John Rinehimer; said Lot being 58 feet, one inch wide, more or less, in front and rear; the East line being 244 feet deep, and the West line 231 feet deep, more or less.

PIN 25-J8S1-001-009-000

BEING the same premises which Mary Jane Danowski, widow by Deed dated 01/17/1990 and recorded 01/17/1990 in the Office of the Recorder of Deeds in and for the County of Luzerne in Record Book 2337, Page 978, granted and conveyed unto John J. Jaskulski and Ann T. Jaskulski, his wife.

BEING the same premises which Benjamin Roberts, Executor of the Estate of Esther Hughes, deceased, by Deed dated 10/21/1965, and recorded on 10/22/1964, in the Office of the Recorder of Deed in and for the County of Luzerne in Record Book 1555, Page 897, granted and conveyed unto Joseph J. Danowski and Mary Jane Danowski, his wife.

AND THE SAID Joseph J. Danowski has since departed this life on 08/31/1970, and by the joint and survivorship provisions in the aforementioned deed, title vested sole to Mary Jane Danowski.

Being the same premises which John J. Jaskulski and Ann T. Jaskulski, husband and wife, by Deed dated 08/05/2021 and recorded 08/20/2021, in the Office of the Recorder of Deeds in and for the County of Luzerne, in Deed Instrument No. 202153906, granted and conveyed unto James Miller, in fee.

Tax Parcel: 25J8S1001009000 a/k/a 25-J8S1-001-009-000

Premises Being: 3062 S Main Street, Hanover Township, PA 18706

PROPERTY ADDRESS: 3062 S MAIN ST, HANOVER TWP, PA 18706

UPI / TAX PARCEL NUMBER: 25-J8S1-001-009-000

Seized and taken into execution to be sold as the property of JAMES MILLER in suit of ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC.

Attorney for the Plaintiff:
BROCK & SCOTT PLLC
KING OF PRUSSIA, PA 844-856-6646

BRIAN M. SZUMSKI, Sheriff
LUZERNE COUNTY, Pennsylvania