

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 5900/2023

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, JUNE 12, 2026**  
**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.

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ALL THAT CERTAIN lot, piece or parcel of land designated as Lot No. 8 Section No. 04 in the Beech Mountain Lakes Subdivision in Butler Township, Luzerne County, Pennsylvania, recorded in the Recorder of Deeds Office in Misc. Map Book 32, page 1A-1F.

EXCEPTING and RESERVING and UNDER and SUBJECT to the same exceptions, reservations, restrictions, covenants and conditions as contained in Deed Book 2358 Page 327.

BEING the same premises which Goliath Properties, Inc., a Pennsylvania Business Corporation, by Deed dated 10/3/2018 and recorded 10/16/2018 in the Office of the Recorder of Deeds in and for the County of Luzerne, in Deed Book 3018 and Page 196652, granted and conveyed unto Rosa M. Iagnemma and Elizabeth Greco.

TOGETHER WITH and under and subject to all the rights, privileges, benefits, easements, obligations, conditions, restrictions, exceptions, reservations, covenants, terms and provisions as may appear in the chain of title.

Tax Parcel: 06-Q8S10-004-008

Premises Being: 221 BUCK RIDGE DR, Drums, PA 18222

PROPERTY ADDRESS: 221 BUCK RIDGE DR, DRUMS, PA 18222

UPI / TAX PARCEL NUMBER: 06-Q8S10-004-008

Seized and taken into execution to be sold as the property of ROSA M IAGNEMMA AND ELIZABETH GRECO in suit of FREEDOM MORTGAGE CORPORATION.

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

**EUGENE A. GURNARI, Interim Sheriff**  
LUZERNE COUNTY, Pennsylvania