

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 848/2025

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.

By virtue of writ of execution issued by plaintiff: M&T Bank

To case number: 202500848

BEGINNING at a point marked by a pipe in the easterly side of Main Road, formerly known as the Wilkes Barre and Hazelton Turnpike, said point being four hundred twenty-five (425) feet on a course of south twenty-nine (29 degrees) degrees thirty (30') minutes west from the southerly line of Chestnut Street as its intersection with Main Road, said point also being in the southwest corner of lands now or formerly of Joseph J. Hudock, et ux,;

THENCE along land now or formerly of Joseph J. Hudock, et ux, south sixty (60 degrees) degrees thirty (30') minutes east for a distance of two hundred (200) feet to an iron pipe on the westerly side of Oaklawn Street (sometimes called a twenty (20) foot alley);

THENCE along said Oaklawn Street, south twenty-nine (29 degrees) degrees thirty (30') minutes west, fifty (50) feet to an iron pipe corner in line of lands now or formerly of Mary Swandick, Widow;

THENCE along said lands now or formerly of Mary Swandick, Widow, north sixty (60 degrees) degrees thirty (30') minutes west, two hundred (200) feet to an iron pipe corner in the easterly side of Main Road;

THENCE along said Main Road north twenty-nine (29 degrees) thirty (30') minutes east fifty (50) feet to the place of BEGINNING.

CONTAINING ten thousand (10,000) square feet of land, be the same more or less.

TOGETHER WITH and SUBJECT to the joint right of use as a common driveway, for the purpose of ingress, egress and regress, with the joint obligation and liability for the maintenance thereof, over a strip of land ten (10) feet in width extending back in a southeasterly direction for a distance of one hundred (100) feet, said strip to be comprised of five (5) feet by one hundred (100) feet along the southwesterly line of lands herein described and five (5) feet by one hundred (100) feet along the northwesterly side of other lands of the Grantor herein.

Title to said premises is vested in Justin W. Sayre, by deed from Mark Furedi and Heather Furedi, his wife, dated July 13, 2015 recorded July 21, 2015 in the Luzerne County Clerk's Register's Office, Book 3016, Page 134251 and Instrument No. 201638052.

Property being known as: 117 North Main Street, Mountain Top, PA 18707

Being Luzerne county tax parcel number and pin number: 20-K10S3-002-022-000

Improvements thereon consist of: Single-family residential dwelling

Seized and taken in execution as the property of: Justin W. Sayre

PROPERTY ADDRESS: 117 NORTH MAIN ST, MOUNTAIN TOP, PA 18707

UPI / TAX PARCEL NUMBER: 20-K10S3-002-022-000

Seized and taken into execution to be sold as the property of JUSTIN W SAYRE in suit of M&T BANK.

Attorney for the Plaintiff:
MCCALLA RAYMER LEIBERT PIERCE LLC
ISELIN, NJ 445-207-4041

BRIAN M. SZUMSKI, Sheriff
LUZERNE COUNTY, Pennsylvania