

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2497/2025

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:

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 lot or piece of ground located in the Township of Bear Creek, County of Luzerne and Commonwealth of Pennsylvania, designated as Lot No. 1219, as shown on a map entitled "Section B, Phase 1, White Haven Poconos, Inc.," recorded in the Office of the Recorder of Deeds of Luzerne County, Pennsylvania, Map Book 17, Page 4.

UNDER AND SUBJECT to the restrictions and covenants contained in Luzerne County Deed Book 2217, Page 309.

The improvements thereon being known as 1219 Old Ford Road, White Haven, Pennsylvania - 18661.

BEING the same premises conveyed to Andrew Micah Lee, by deed from Andrew Leadbeater and Oksana Gavrisheva, dated June 30, 2021, recorded July 30, 2021 in the Luzerne County Clerk's/Register's Office in Deed Book 3021, Page 206281.

PARCEL ID: 04-N12S3-001-004-000

COMMONLY KNOWN AS: 473 Old Ford Road, White Haven, PA 18661

PARCEL NO.: 04-N12S3-001-004-000

TITLE TO SAID PREMISES IS VESTED IN: Andrew Micah Lee
PROPERTY BEING KNOWN AS: 473 Old Ford Road, White Haven, PA 18661

BEING LUZERNE COUNTY TAX PARCEL NUMBER AND PIN NUMBER: 04-N12S3-001-004-000

IMPROVEMENTS THEREON CONSIST OF: RESIDENTIAL PROPERTY

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Andrew Micah Lee

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

PROPERTY ADDRESS: 473 OLD FORD RD, WHITE HAVEN, PA 18661

UPI / TAX PARCEL NUMBER: 04-N12S3-001-004-000

Seized and taken into execution to be sold as the property of ANDREW MICAH LEE in suit of NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING.

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

EUGENE A. GURNARI, Interim Sheriff
LUZERNE COUNTY, Pennsylvania