

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 8849/2023

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, FEBRUARY 06, 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.

By Virtue of a Writ of Execution Issued by: FREEDOM MORTGAGE CORPORATION

To: NO. 202308849

All The Surface of that Certain Piece, Parcel and Tract of Land Situated, Lying, And Being In The Township of Fairview, County Of Luzerne And Commonwealth of Pennsylvania More Particularly Described As Follows To Wit:

Beginning at a Point in the Southeasterly Sideline of The Fifty (50) Foot Wide Sutherland Drive, Said Point Being In The Dividing Line Between Lots # 131 And #132 Of The Kirby Estates Addition Plot Of Lots (Lots 131, 132, 133).

Thence From Said Point and Along Said Road Sideline by The Following Two (2) Described Lines:

1. By a Curve to The Left in a Northeasterly Direction for An Arc Distance Of 32.65 Feet to a Point, Said Curve Having a Radius Of 180.00 Feet.

2. North 23 Degrees 18 Minutes 37 Seconds East, 70 Feet More or Less, to a Point in The Centerline of The Big Wapwallopen Creek.

Thence From Said Point and Along Said Creek Centerline in An Upstream Or Easterly Direction For 210 Feet More Or Less To A Point In The Dividing Line Between Lot #132 Of The Kirby Estates Addition Plot Of Lots (Lots 131, 132, 133) And Lot #49 Of The Kirby Estates Addition Section "A" Plot Of Lots.

Thence From Said Point and Along Said Dividing Line South 40 Degrees 54 Minutes 00 Seconds East, 155 Feet, More or Less, To A Point in The Dividing Line Between Lot #132 Of The Kirby Estates Addition Plot Of Lots (Lots 131, 132, 133) And Lot #44 Of The Kirby Estates Addition Section "A" Plot Of Lots.

Thence From Said Point and Along Said Dividing Line and Continuing Along Lots #43 And #42 Of The Kirby Estates Addition Section "A" Plot Of Lots, South 49 Degrees 08 Minutes 00 Seconds West, 218.66 Feet To A Point In The Dividing Line Between Lots #132 And #131 Of The Kirby Estates Addition Plot Of Lots (Lot 131, 132, 133).

Thence From Said Point and Along Said Dividing Line North 55 Degrees 03 Minutes 50 Seconds West, 170.55 Feet to a Point, The Place of Beginning.

Containing a Total Area of 40,644.78 Square Feet (0.933 Acres) Of Land, Be the Same, More or Less.

Being All of Lot #132 of The Kirby Estates Addition (Lots 131, 132, 133) Plot of Lots as Surveyed By Gerald R. Fisher, Professional Land Surveyor Of Wilkes-Barre, Pennsylvania.

Together With the right of ingress, egress and regress over and upon any and all roadways, existing or proposed, within the said Kirby Estates Addition, Section C.

TITLE TO SAID PREMISES VESTED IN John L. Murphy, now deceased and Sandra M. Murphy, husband and wife deeded by Clarence R. Yeagley Dated: October 27, 1990 Recorded: October 30, 1990 Bk/Pg #: 2366/324.

PROPERTY BEING KNOWN AS: 210 Sutherland Drive

Mountain Top, PA 18707

Being

PIN #: L10S3 B2A L51

Improvements thereon consist of RESIDENTIAL

Seized and taken in execution as the property of: Sandra M. Murphy

PROPERTY ADDRESS: 210 SUTHERLAND DR, MOUNTAIN TOP, PA 18707

UPI / TAX PARCEL NUMBER: L10S3 B2A L51

Seized and taken into execution to be sold as the property of SANDRA M MURPHY in suit of FREEDOM MORTGAGE CORPORATION.

Attorney for the Plaintiff:
KML LAW GROUP
PHILADELPHIA, PA 215-627-1322

BRIAN M. SZUMSKI, Sheriff
LUZERNE COUNTY, Pennsylvania