SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 12283/2024

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, DECEMBER 04, 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.

ALL that certain piece of land the City of Wilkes Barre, County of Luzerne and State of Pennsylvania, bounded and described as follows:

BEGINNING a corner on South Sherman Street;

THENCE South 31° East one hundred and ninety (190) feet to an alley;

THENCE along said alley North 49° East forty (40) feet to a corner;

THENCE North 31° West one hundred and ninety (190) feet to South Sherman Street aforesaid;

THENCE along said South Sherman Street forty (40) feet to the place of beginning;

BEING lot No. 29 in block No. 27 on map of plot of City lots laid out by the Wilkes-Barre Coal and Iron Company.

P.I.N. 73-H10SW4-010-001-000

Being the same premises which Jane L. Anthony also known as Janet Louise Anthony, widow, by and through her agents, James William Anthony and Robert Wayne Anthony, by Deed dated 11/30/2021 and recorded 12/07/2021, in the Office of the Recorder of Deeds in and for the County of Luzerne, in Deed Book 3021, Page 341722, granted and conveyed unto Luis Jayna Perez, in fee.

Tax Parcel: 73-H10SW4-010-001-000 AKA 73H10SW4010001000

Premises Being: 56 S Sherman St Rear, Wilkes Barre, PA 18702

PROPERTY ADDRESS: 56 SHERMAN ST, WILKES BARRE, PA 18702

UPI / TAX PARCEL NUMBER: 73H10SW4010001000

Seized and taken into execution to be sold as the property of LUIS J PEREZ in suit of FREEDOM MORTGAGE CORPORATION.

Attorney for the Plaintiff:
BROCK & SCOTT PLLC
WINSTON-SALEM, NC 888-461-7908

GENESIS C. ARIAS, Sheriff
LUZERNE COUNTY, Pennsylvania

(c) CountySuite Sheriff, Teleosoft, Inc.