

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 8716/2025

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 PIECE OR PARCEL OF LAND SITUATED IN THE TOWNSHIP OF FAIRVIEW, COUNTY OF LUZERNE AND STATE OF PENNSYLVANIA, MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN CORNER LOCATED ALONG THE EASTERLY RIGHT OF WAY LINE OF A 50 FOOT WIDE ROAD KNOWN AS FIELDSTONE WAY, SAID IRON PIN ALSO BEING A CORNER COMMON TO LOT NO. 97 AND 98 OF GREYSTONE MANOR, PHASE C, PLOT OF LOTS; THENCE ALONG THE SAME A DISTANCE OF 103.82 FEET MEASURED ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 325.00 FEET, A CHORD BEARING OF NORTH 12 DEGREES 12 MINUTES 29 SECONDS EAST AND A CHORD DISTANCE OF 103.38 FEET TO AN IRON PIN CORNER COMMON TO LOT NO. 97 AND 96 OF SAID PHASE C; THENCE ALONG SAID LOT NO. 96, SOUTH 86 DEGREES 56 MINUTES 36 SECONDS EAST 221.30 FEET TO A CONCRETE MONUMENT CORNER COMMON TO LOT NO. 75, 96 AND 97 OF SAID PHASE C AND LOT NO. 106 AND 107 OF GREYSTONE MANOR, PHASE B SECTION 4, PLOT OF LOTS; THENCE ALONG LOT NO. 106 AND 105 OF SAID PHASE B SECTION 4, SOUTH 25 DEGREES 35 MINUTES 45 SECONDS WEST, 172.03 FEET TO AN IRON PIN CORNER IN THE WESTERLY LINE OF SAID LOT NO. 105 AND ALSO BEING A CORNER COMMON TO LOT NO. 97 AND 98; THENCE ALONG SAID LOT NO. 98, NORTH 68 DEGREES 38 MINUTES 25 SECONDS WEST, 180.95 FEET TO AN IRON PIN CORNER AT THE POINT OF BEGINNING.

CONTAINING A TOTAL AREA OF 26,530 SQUARE FEET, OR 0.61 ACRES OF LAND, MORE OR LESS.

BEING ALL OF LOT NO. 97 AS SHOWN ON DWG. NO. C-1 OF THE GREYSTONE MANOR. PHASE C. PLOT OF LOTS TITLED FINAL PLAN PHASE C. DATED DECEMBER 2000 AS PREPARED BY CLOUGH, HARBOUR AND ASSOCIATES LLP ENGINEERS, SURVEYORS AND PLANNERS, ONE MONTAGE MOUNTAIN ROAD, MOOSIC, PENNSYLVANIA, 18507-1777 AND RECORDED IN THE OFFICE OF RECORDER OF DEEDS IN LUZERNE COUNTY ON APRIL 19 2001, IN MAP BOOK 142 AT PAGE 45

SUBJECT TO THE CONDITIONS, RESTRICTIONS AND RESERVATIONS AS SET FORTH IN INSTRUMENTS FORMING LINE OF TITLE.

ALSO SUBJECT TO A FIFTEEN (15) FOOT WIDE GRADING SLOPE UTILITY EASEMENT LOCATED ALONG FIELDSTONE WAY.

BEING THE SAME PREMISES WHICH GREYSTONE MANOR, LIMITED, A PENNSYLVANIA LIMITED PARTNERSHIP, BY DEED DATED JUNE 29, 2001 AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR LUZERNE COUNTY, PENNSYLVANIA, IN RECORD BOOK 3001, PAGE 112721, GRANTED AND CONVEYED UNTO SEAN C. FOLEY AND LISA A. FOLEY, HUSBAND AND WIFE.

Property Address: 45 Fieldstone Way, Mountain Top, PA 18707

Parcel ID: 20-L10S6 -006-023-000

Title is vested in Sean C. Foley and Lisa A. Foley, husband and wife, by deed from Greystone Manor, Limited, a Pennsylvania Limited Partnership, dated June 29, 2001 and recorded on June 29, 2001 in the Luzerne County Clerk's/Register's Office as Book 3001, Page 112721, and as Instrument No.: 5382368.

PROPERTY ADDRESS: 45 FIELDSTONE WAY, MOUNTAIN TOP, PA 18707

UPI / TAX PARCEL NUMBER: 20-L10S6 -006-023-000

Seized and taken into execution to be sold as the property of LISA A FOLEY AND SEAN C FOLEY 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