

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 7739/2025

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, JUNE 12, 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 plaintiff: Loan Funder LLC, Series 61513
To case no. 2025-07739

All That Certain lot or piece of ground situate in Hanover Township, County of Luzerne, Commonwealth of Pennsylvania, bounded and described as follows, to wit:

Beginning at a corner on Oxford Street, the same being at the corner of Lot No. 338 on the plot of lots hereinafter mentioned;

Thence along said Lot No. 338, North forty three degrees twenty three minutes East, 110 feet to a corner on a 15 foot alley;

Thence along said 15 foot alley, North forty-six degrees thirty minutes West, 25 feet to a corner of Lot No. 336;

Thence along said Lot No. 336, South forty-three degrees twenty-three minutes West, 110 feet to a corner on Oxford Street aforesaid;

Thence along said Oxford Street, South forty-six degrees thirty minutes East, 25 feet to the place of beginning.

Being Lot No. 337 as Barre, a map of which plot is recorded in the Recorder of Deeds Office of Luzerne County in Deed Book 302, Page 3.

BEING MORE FULLY DESCRIBED IN A DEED DATED 09/21/2023 AND RECORDED 09/28/2023, AMONG THE LAND RECORDS OF THE COUNTY AND STATE SET FORTH ABOVE, IN DEED VOLUME 3023, PAGE 182657 AND INSTRUMENT NO. 202351592.

Title to said premises is vested in: 34 Oxford LLC LLC
Property being known as: 34 Oxford Street, Hanover Township, PA 18706

Being Luzerne County tax parcel number and pin number 25-I9NW3-004-040-000

Improvements thereon consist of: Residential Dwelling

Seized and taken in execution as the property of: 34 Oxford LLC

PROPERTY ADDRESS: 34 OXFORD ST, HANOVER TWP, PA 18706

UPI / TAX PARCEL NUMBER: 25-I9NW3-004-040-000

Seized and taken into execution to be sold as the property of 34 OXFORD LLC in suit of LOAN FUNDER LLC, SERIES 61513.

Attorney for the Plaintiff:
WEBER GALLAGHER SIMPSON ET AL
PHILADELPHIA, PA 215-972-7900

EUGENE A. GURNARI, Interim Sheriff
LUZERNE COUNTY, Pennsylvania