

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 6044/2025

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 No. _____, and Judgment No. 202506044, issued out of the Court of Common Pleas of Luzerne County, Pennsylvania, to me directed, there will be exposed to public sale, by vendue or outcry to the highest and best bidders, for cash, in the Courthouse, North River Street, Wilkes Barre City, Luzerne County, Pennsylvania, on Friday, April 3, 2026 at 10:30 O'clock A.M., of the said day, all the right, title and interest of the Defendant in and to:

ALL THAT CERTAIN piece or parcel of land situate in the Township of Kingston, County of Luzerne and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

THE FIRST THEREOF: BEGINNING at a point on the northerly side of Dolphin Street, said point being the common corner of lands now or formerly of John E. Ferguson and formerly Boyd H. Hangenbuch;

THENCE along line of land formerly of H. B. Hangenbuch North eighty-nine degrees West one hundred forty-one and sixteen one-hundredths (141.16) feet to a corner in line of land now or formerly of Harry Ferguson;

THENCE along line of Harry Ferguson land South fifteen degrees forty-four minutes East fifty-two and twenty-one one-hundredths feet to a corner,

THENCE South eighty-nine degrees one hundred twenty-six and thirteen one-hundredths (126.13) feet to a corner on Dolphin Street;

THENCE along Dolphin Street North one degree fifty (50) feet to the place of BEGINNING.

PIN #: 35-E8S8-002-005-000

THE SECOND THEREOF: BEGINNING at a corner of land now or late of Alice Brace on the Westerly side of Brook Street;

THENCE along the Westerly side of Brook Street South one (01) degree West fifty (50) feet to a corner;

THENCE along lands now or late of John E. Ferguson North eighty-nine (89) degrees West one hundred ten and ten one-hundredths (110.10) feet to line of M.E. Parsonage lot;

THENCE along land now or lately known as M.E. Parsonage lot and land now or late of Harry Ferguson North fifteen (15) degrees forty-four (44) Minutes West fifty-two and twenty-one one-hundredths (52.21) feet to a corner;

THENCE along land now or late of Alice Brace South eighty-nine (89) degrees East one hundred twenty-six and thirteen one-hundredths (126.13) feet to the place of beginning

BEING part of Lots Nos. 15 and 16 on the Ferguson Estate Plot as recorded in Map Book No. 1, page 394.

PIN #: 35-E8S8-002-004-000

UNDER AND SUBJECT to and together with prior grants and reservations of coal, oil, gas, mining rights of way, exceptions, conditions, restrictions and reservations of record, as the same may appear in this or prior instruments of record.

UNDER AND SUBJECT to all the easements, exceptions, rights, reservations, restrictions, covenants, conditions, privileges, etc., as may be either contained in or referred to in the prior deeds or other documents composing the chain of title, or as may be visible upon physical inspection of the premises.

TOGETHER with all buildings and improvements thereon.

IMPROVED WITH A SINGLE-FAMILY RESIDENTIAL DWELLING AND ADJOINING VACANT LOT OF LAND COMMONLY KNOWN AND NUMBERED AS: 162 BROOK STREET, SHAVERTOWN, PA 18708

PIN #: 35-E8S8-002-004-000 (land) and 35-E8S8-002-005-000 (land and residence)

BEING THE SAME PREMISES WHICH Alice Basile, by Deed dated January 16, 2021 and recorded January 27, 2021 in the Office of the Recorder of Deeds in and for Luzerne County, Pennsylvania, Instrument No. 2021-06286, granted and conveyed unto Jeffrey Harrison.

NOTICE IS HEREBY GIVEN to all claimants and parties in interest that the Sheriff will, for all sales where the filling of a Schedule of Distribution not later than thirty (30) days after the sale, in his office, where the same will be available for inspection and that distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

SEIZED AND TAKEN INTO EXECUTION at the suit of – PENNSYLVANIA HOUSING FINANCE AGENCY vs. JEFFREY HARRISON

PROPERTY ADDRESS: 162 BROOK ST, SHAVERTOWN, PA 18708

UPI / TAX PARCEL NUMBER: 35-E8S8-002-004-000 , 35-E8S8-002-005-000

Seized and taken into execution to be sold as the property of JEFFREY HARRISON in suit of PENNSYLVANIA HOUSING FINANCE AGENCY.

Attorney for the Plaintiff:
PURCELL KRUG & HALLER
HARRISBURG, PA 717-234-4178

BRIAN M. SZUMSKI, Sheriff
LUZERNE COUNTY, Pennsylvania