

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 13283/2024

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, 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.

LONG DESCRIPTION

By virtue of a Writ of Execution issued by Federal Home Loan Mortgage Corporation, as Trustee for Freddie Mac Seasoned Credit Risk Transfer Trust, Series 2019-3.

To case number 2024-13283

All that certain lot or piece of ground situate in the Township of Exeter, County of Luzerne, Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the easterly right of way line of State Highway Route 232, said point being two hundred sixty and sixty five one-hundredths (260.65) feet in a northerly direction from the dividing line between lands formerly of James J. Barrett, and now or late of the Dime Bank and Trust Company and lands now or late of Henry Brown, Jr., et ux;

THENCE northerly along the easterly right of way of said State Highway Route 232 by a course of North 18 degrees East sixty (60.00) feet to a corner;

THENCE South seventy two degrees East, two hundred (200.00) feet to a corner;

THENCE South 18 degrees West sixty (60.00) feet to a corner

THENCE North 72 degrees West, two hundred (200.00) feet to a corner, THE PLACE OF BEGINNING.

CONTAINING twelve thousand (12,000.00) square feet of land more or less.

THE SECOND THEREOF:

Beginning at a corner in the easterly right of way line of State Highway Route 232, leading from Pittston to Falls, said corner being three hundred twenty and sixty five one-hundredths (320.65) feet measured along said right of way line in a northerly direction from the dividing between land formerly of James J. Barrett now or late of the Dime Bank and Trust Company of Pittston and lands now or late of Henry Brown, Jr., et ux;

THENCE in a northerly direction along the easterly right of way of said State Highway Route 232 by a course of North 18 degrees East one hundred twenty (120.00) feet to a corner;

THENCE South 72 degrees East two hundred (200.00) feet to a corner on a forty (40.00) foot street;

THENCE along said street South 18 degrees West one hundred twenty (120.00) feet to a corner; THENCE North 72 degrees West two hundred (200.00) feet to the place of beginning.

CONTAINING twenty four thousand (24,000.00) square feet of land more or less.

BEING Block 4 Lot 5 recorded in Luzerne County Map Book No. 3007, page 275278.

TITLE TO SAID PREMISES IS VESTED In Joseph A. Slusser, Jr., by Deed from Joseph J. Slusser and Laurie H. Slusser, his wife, Heather A. Slusser, now by Marriage, Heather S. Santee and Joseph Albert Slusser, dated 10/10/2007, recorded by the Luzerne County Recorder of Deeds, in Book 3007 Page 275278, as Instrument # 5790214.

Property being known as: 1543 State Route 92, Harding, PA 18643.

Being Luzerne County tax parcel number and pin number: Parcel ID: C11 S1 004 005, PIN NO.: 17-C11-S1-004-005,
PLATE NO.: 17-47-3

Improvements thereon consist of: Residential

Seized and taken in execution as the property of Joseph A. Slusser, Jr.

PROPERTY ADDRESS: 1543 STATE ROUTE 92 HWY, HARDING, PA 18643

UPI / TAX PARCEL NUMBER: 17-C11-S1-004-005

Seized and taken into execution to be sold as the property of JOSEPH A SLUSSER, JR in suit of FEDERAL HOME
LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR FREDDIE MAC SEASONED CREDIT RISK TRANSFER TRUST,
SERIES 2019-3.

Attorney for the Plaintiff:
PARKER MCCAY PA.ATTN : RICHARD J NALBANDIAN , ESQ
MY LUAREL, NJ

EUGENE A. GURNARI, Interim Sheriff
LUZERNE COUNTY, Pennsylvania