

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 7005/2023

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, AUGUST 07, 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 lot, piece or parcel of land situate in the Borough of Dallas, County of Luzerne and State of Pennsylvania, bounded and described as follows:

BEGINNING at a corner of Huntsville and Parrish Streets (the latter on a plot of lots of Elmer D. Parrish):

THENCE along Huntsville Street aforesaid South thirty-nine degrees thirty-six minutes West (S. 39° 36' W) fifty-four (54) feet to a corner of Lot No. 2;

THENCE along the dividing line between Lots Nos. 1 and 2 South twenty-eight degrees nine minutes East (S. 28° 9' E.) one hundred sixty-three (163) feet to a corner in line on Lot No. 7;

THENCE along the dividing line between Lots Nos. 1 and 7, North sixty-one degrees fifty-one minutes East (N. 61° 51' E.), fifty (50) feet to Parrish Street aforesaid;

THENCE along Parrish Street, North twenty-eight degrees nine minutes West (N. 28° 9' W.) one hundred eighty-four (184) feet to the place of beginning.

BEING Lot No. 1 on plot of lots of Elmer D. Parrish as laid out by John T. Jeter, R.E.

IMPROVED with a single family dwelling known as 184 Huntsville Road, Dallas Borough, Luzerne County, State of Pennsylvania.

BEING the same premises which Mark T. Hardik and Karen J. Hardik, by Deed dated 12/10/2008 and recorded 1/26/2009 in the Office of the Recorder of Deeds in and for the County of Luzerne, in Deed Book 3009 and Page 13780, granted and conveyed unto Mark T. Hardik, in fee.

And the said Mark T. Hardik died on November 29, 2019, thereby vesting his interest to Unknown Heirs, Successors, Assigns, and all Persons, Firms, or Associations Claiming Right, Title or Interest from or under Mark Hardik, Deceased.

PROPERTY ADDRESS: 184 Huntsville Rd, Dallas, PA 18612

PARCEL#: 11-E8NW2-010-05A-000

Tax Parcel: 11-E8NW2-010-05A-000

Premises Being: 184 Huntsville Rd, Dallas, PA 18612

PROPERTY ADDRESS: 184 HUNTSVILLE RD, DALLAS, PA 18612

UPI / TAX PARCEL NUMBER: 11-E8NW2-010-05A-000

Seized and taken into execution to be sold as the property of UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MARK HARDIK, DECEASED in suit of FREEDOM MORTGAGE CORPORATION.

Attorney for the Plaintiff:
BROCK & SCOTT PLLC
KING OF PRUSSIA, PA 844-856-6646

EUGENE A. GURNARI, Interim Sheriff
LUZERNE COUNTY, Pennsylvania