

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 8342/2025

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 lot or piece of ground situate in Foster Township, County of Luzerne, Commonwealth of Pennsylvania.

Parcel No. 1:

BEGINNING at a point on the Northerly line of Woodhaven Drive, said point being the most Westerly corner of Lot NO. A-18, as shown on map entitled "Revised Section 1 and II, Hickory Hills, Inc., 29 August, 1963";

THENCE along the Northerly line of Woodhaven Drive, as shown on said map, on a curve to the right having a radius of 2150.08 feet an arc length of 104.87 feet to a point;

THENCE along Lot No. A-20 as shown on said map (radial line to the aforesaid curve), North nineteen degrees ten minutes twenty seconds East, two hundred feet to a point on the Southerly right of way line of PA traffic Route No. 940;

THENCE along the Southerly right of way line of said highway on a curve to the left concentric with the aforesaid curve, having a radius of one thousand nine hundred fifty and eight one-hundredths (1950.08) feet an arc length of ninety-five and eleven one-hundredths (95.11) feet to a point:

THENCE along Lot No. A-18 as shown on said map (a radial line to the aforesaid curves) South sixteen degrees twenty-two minutes forty seconds West, two hundred feet (200') to the place of beginning.

CONTAINING 0.48 acres, more or less.

BEING Lot No. A-19 as shown on the said map.

Parcel No. 2:

BEGINNING at a point on the Northerly line of Woodhaven Drive, said point being the most Westerly corner of Lot No. A-19, as shown on map entitled "Revised Section I and II, Hickory Hills, Inc. 29 August 1963";

THENCE along the Northerly line of Woodhaven Drive as shown on said map on a curve to the right having a radius of two thousand one hundred fifty and eight one-hundredths (2150.08) feet an arc length of one hundred four and eight-six one-hundredths (014.86) feet to a point;

THENCE along Lot No. A-21 as shown on said map (a radial line to the aforesaid curve), North twenty-one degrees fifty-eight minutes East, two hundred (200) feet to a point on the Southerly right of way line of PA Traffic Route No. 940;

THENCE along the Southerly right of way of said highway on a curve to the left concentric with the aforesaid curve

having a radius of one thousand nine hundred fifty (1950.00) feet, an arc length of ninety-five and ten one-hundredths (95.10) feet to a point;

THENCE along Lot NO. A-19 as shown on said map (a radial line to the aforesaid curves) South nineteen degrees ten minutes twenty seconds West two hundred (200) feet to the place of beginning.

CONTAINING 0.46 acres, more or less.

BEING Lot No. A-20 as shown as said map.

BEING Lot No. 20 Section A on the plot or plan of lots known as "Hickory Hills", as laid out for the granter herein by Tri-County Engineers & Surveyors, Inc., dated July 1962, and recorded in the Office of the Recorder of Deeds of Luzerne County in Map Book _____, Page _____.

Being the same premises which Russell L. Dado by Deed dated February 18, 2011 and recorded February 24, 2011 in Luzerne County in Record Book 3011 Page 34801 conveyed unto Matthew Stetchak, in fee.

Tax ID/ Parcel No. Q11S1-001-003 Plate 23-4742-D59-2 and Q11S1-001-002 Plate 74-3-D489-D1-4

a/k/a/ 1042 Woodhaven Drive, Hickory Hills, Lot 19-A and Lot 20-A, Foster Township, Luzerne County, PA

PROPERTY ADDRESS: 1042 WOODHAVEN DR, WHITE HAVEN, PA 18661

UPI / TAX PARCEL NUMBER: Q11S1-001-003 AND Q11S1-001-002

Seized and taken into execution to be sold as the property of MATTHEW STETCHAK in suit of HICKORY HILLS PROPERTY OWNERS ASSOCIATION.

Attorney for the Plaintiff:
YOUNG & HAROS, LLC
STROUDSBURG, PA 570-424-9800

EUGENE GURNARI, Interim Sheriff
LUZERNE COUNTY, Pennsylvania