

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 12534/2025

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 piece, parcel and lot of land situate in the Township of Lake, County of Luzerne, Commonwealth of Pennsylvania, bounded and more particularly described as follows:

BEGINNING at a point, said point being located at the Southwestern corner of lands now or formerly of Ronald and Sandra Whitesell as described in that deed recorded in the office of the Recorder of Deeds in and for the County of Luzerne, in Deed Book 2739 at page 757. Said point also on the northern right of way line of Lake Township Route T-748, also known as Bronson Road;

THENCE from said Point of Beginning, along said right of way line of the following five (5) courses and distances:

- 1) South fifty five degrees two minutes thirty seconds West (S. 55° 02' W.) four hundred seventeen and fifty-nine hundredths feet (417.59') to a point;
- 2) By a curve to the left with a radius of one hundred and zero hundredths feet (100.00') an arc of seventeen and ninety-six hundredths feet (17.96') and a chord of South fifty degrees fifty-four minutes five seconds West (S. 50° 54' 05" W.) seventeen and ninety three hundredths feet (17.93') to a point;
- 3) South forty-five degrees twenty-four minutes thirty seconds West (S. 45° 24' 30" W.) seventy and ninety-five hundredths feet (70.95') to a point;
- 4) By a curve to the right with a radius of one hundred and zero hundredths feet (100.00'), an arc of thirty-seven and twenty-six hundredths feet (37.26'), and a chord of South fifty-five degrees twenty-five minutes fifty-five seconds West (S.55° 25' 55" W.) thirty-seven and five hundredths feet (37.05') to a point;
- 5) South sixty-six degrees six minutes forty seconds West (S. 66° 06' 40" W.) three hundred eighty-five and seventy-eight hundredths feet (385.78') to a #5 rebar with a GLJ cap;

THENCE through lands of the Grantors herein, also being Lot #2 of the Robert N. Nygren Subdivision the following five (5) courses and distances:

1. North twenty one-degrees forty minutes thirty-five seconds West (N. 21° 40' 35" W.) four hundred twenty-five and seventy-six hundredths feet (425.76') to a #5 rebar with a GLJ cap;
2. North twenty-eight degrees thirty-six minutes fifty-five seconds West (N. 28° 36' 55" W.) one hundred forty-six and sixty-six hundredths feet (146.66') to a #5 rebar with a GLJ cap;
3. North twenty-one degrees forty minutes thirty-five seconds West (N. 21° 40' 35" W.) three hundred seventy-six and seventy-five hundredths feet (376.75') to a #5 rebar with a GLJ cap;
4. North eighty degrees thirty-nine minutes twenty seconds East (N. 80° 39' 20"E.) two hundred fifty-seven and thirty-two hundredths feet (257.32') to a #5 rebar with a GLJ cap;

5. North seventy-six degrees forty-nine minutes fifty seconds East (N. 76° 49' 50" E.) three hundred ninety-one and two hundredths feet (391.02') to a #5 rebar with a GLJ cap;

THENCE along lands now or formerly of Ronald Whitesell South forty-four degrees fifteen minutes twenty seconds East (S. 44° 15' 20" E.) four hundred eighty-three and twenty-six hundredths feet (483.26') to a rebar found;

THENCE along lands now or formerly of Ronald and Sandra Whitesell South forty-five degrees twenty-nine minutes thirty-five seconds East (S. 45° 29' 35" E.) two hundred fifty-seven and ninety-three hundredths feet (257.93') to the point of Beginning

BEING all of Lot #1 of the Robert N. Nygren Subdivision as approved by the Luzerne County Planning Commission on March 9th 2015 and recorded in the office of the Recorder of Deeds in and for the County of Luzerne in Map Book 284 at page 25.

Being the same premises which Robert N. Nygren, Jr., Trustee under the Nygren Irrevocable Grantor Trust, by Deed dated 01/13/2016 and recorded 01/26/2016, in the Office of the Recorder of Deeds in and for the County of Luzerne, in Deed Book 3016, Page 17580, granted and conveyed unto Robert Jarod Price and Ashley Marie Price, his wife, in fee.

Tax Parcel: 37F5 00A02Y000 aka 37-F5-00A-02Y-000 aka P0F500A00

Premises Being: 52 Bronson Rd, Sweet Valley, PA 18656

PROPERTY ADDRESS: 52 BRONSON RD, SWEET VALLEY, PA 18656

UPI / TAX PARCEL NUMBER: 37-F5-00A-02Y-000

**Seized and taken into execution to be sold as the property of ASHLEY M PRICE AND ROBERT J PRICE in suit of  
FREEDOM MORTGAGE CORPORATION.**

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

**EUGENE GURNARI, Interim Sheriff**  
LUZERNE COUNTY, Pennsylvania