SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 13444/2025

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.

Lot No. 5, Phase I of the Emerald Estate Subdivision

ALL that certain piece, parcel or lot of land situate in the Township of Butler, County of Luzerne and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the southeasterly right-of-way line of Makara Drive, said point being the common front corner of Lot No. 5 and Lot No. 6 as shown on a certain Final Plan of Subdivision;

THENCE along Lot No. 6 South 45 degrees 32 minutes 00 seconds East 120.00 feet to a corner common to Lot No. 5, Lot No. 6 and land now or formerly of Joan Rusnak;

THENCE along land of Rusnak South 00 degrees 32 minutes 00 seconds East 60.71 feet to the northeast corner of Lot No. 4;

THENCE along Lot No. 4 South 89 degrees 28 minutes 00 seconds West 150.00 feet to a point on the easterly right-of-Way line of Makara Drive;

THENCE along said right-of-way line the following three (3) courses:

(1) Thence North 00 degrees 32 minutes 00 seconds West 28.64 feet;
(2) Thence by a curve to the right having a radius of 125.00 feet, an arc length of 98.17 feet and a chord bearing and distance of North 21 degrees 58 minutes 00 seconds East 95.67 feet;
(3) Thence North 44 degrees 28 minutes 00 seconds East 40.36 feet to a point of beginning.

BEING all of Lot No. 5 as shown on a certain Final Plan of Emerald Estates Subdivision Phase I of Land of Makara Enterprises, prepared by Richard F. Malikowski, Professional Land Surveyor, dated August 08, 1997 and recorded in Luzerne County Map Book 107 Page2.

RESERVING unto prior Grantors, their heirs and assigns an easement for the purpose of utility and slope construction and maintenance on that fifteen (15) foot Wide portion of Lot No. 5 lying between the easterly right-of-way line of Makara Drive and a line fifteen (15) feet distance, in an easterly direction, from and parallel with said right-of-way.

PIN: 06-R8S4-001-049

Being the same premises which Ryan Gennaro and Stephanie Erb n/k/a Stephanie Gennaro, husband and wife, by Deed dated 09/09/2020 and recorded 09/21/2020, in the Office of the Recorder of Deeds in and for the County of Luzerne, in Deed Book 3020, Page 183641, granted and conveyed unto Raudy Frias Frias Sanchez, in fee.

Tax Parcel: 06-R8S4-001-049 AKA 06-R8S4 -001-049-000 AKA 06R8S4 001049000

Premises Being: 7 Makara Drive, Drums, PA 18222

PROPERTY ADDRESS: 7 MAKARA DR, DRUMS, PA 18222

UPI / TAX PARCEL NUMBER: 06-R8S4 -001-049-000

Seized and taken into execution to be sold as the property of SANCHEZ, RAUDY FRIAS A/K/A RAUDY FRIAS FRIAS SANCHEZ, THE UNITED STATES OF AMERICA AND THE UNITED STATES OF AMERICA in suit of FREEDOM MORTGAGE CORPORATION.

Attorney for the Plaintiff:
BROCK & SCOTT PLLC
WINSTON-SALEM, NC 888-461-7908

GENESIS C. ARIAS, Sheriff
LUZERNE COUNTY, Pennsylvania

(c) CountySuite Sheriff, Teleosoft, Inc.