SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 9773/2025

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, piece or parcel of land situate in the Twelfth Ward of the City of Wilkes-Barre County of Luzerne and Commonwealth of Pennsylvania, more particularly bounded and described as follows to wit:

BEGINNING at a point at the rear corner common of Lots 12 and 14 on the map of property of Mary E.C. Wilcox as recorded in Map Book 1, page 53; said point being South 44° 00' West 103.8 feet from the Southwesterly side of Elizabeth Street;

THENCE South 44° 00' West 65.28 feet along the projection of the line common to Lots 12 and 14 to a corner on the Northeasterly side of land of the Delaware and Hudson Railroad;

THENCE 42.06 feet along the Northeasterly side of land of the Delaware and Hudson Railroad and along the arc of a 574.00 foot radius curve to the left having a chord North 28° 00' 22" West 42.05 feet to a corner;

THENCE North 44° 00' East feet along the Projection of the line common to Lots 14 and 16 to a rear corner common to Lots 14 and 16;

THENCE South 44° 56' East 40.00 feet along the rear line of Lot 14 to the point of BEGINNING.

AND ALSO,

ALL that certain lot, piece or parcel of land situate, lying and being in the City of Wilkes-Barre, County of Luzerne and Commonwealth of Pennsylvania bounded and described as follows, to wit:

BEGINNING at a point, said point being the southeasterly corner of lands of the Grantees herein as described in Luzerne County Deed Book 1089 at Page 108; Also being along the northerly side of a former railroad right-of-way, said right-of-way now or formerly owned by Frederick J. Mary Schuler;

THENCE in a southwesterly direction and in line with the easterly sideline of the existing lands of the Grantees herein, Thirty Eight and One One-hundredths (38.01) feet to a point, said point being along the southerly side of the aforesaid right-of-way;

THENCE along the southerly side of the aforesaid right-of-way, along a curve to the left, said curve having a radius of Five Hundred Fifty Three and Twenty One One-Hundredths (553.21) feet and an arc length of Eighty Four and Fourteen One Hundredths (84.14) feet to a point;

THENCE in a northeasterly direction and in line with the westerly sideline of lands now or formerly of Glenn Leroy Garrison and Edith Garrison, Thirty Four and Eighty Nine One Hundredths (34.89) feet to a point said point being the southwesterly corner of lands now or late of Glenn Leroy Garrison and Edith Garrison, Also being along the northerly side of the aforesaid right-of-way;

THENCE along the northerly side of the aforesaid right-of-way, along a curve to the right, said curve having a radius of Five Hundred Seventy Four (574.00) feet and an arc length of Eighty Three and Twenty Three One Hundredths (83.23) feet to the place of BEGINNING.

AND ALSO,

ALL that certain piece parcel or lot of land, situate in the Twelfth Ward of Wilkes-Barre, Luzerne County and Pennsylvania, bounded and described as follows to wit:

BEGINNING at a point on the Southwesterly side of Elizabeth Street, being the Northeasterly corner Lot No. 16, sold to Solomon W. Hunter on plot of lots hereinafter referred to;

THENCE South Forty-Six (46) degrees East along said Elizabeth Street, Forty (40) feet to a point and corner in Lot No. 12;

THENCE along the same South Forty-Four (44) degrees West, One Hundred and Three and Eight tenths (103.8) feet to a point and corner in land now or late of Mary Harfman;

(c) CountySuite Sheriff, Teleosoft, Inc.

THENCE along the same North Forty-Four (44) degrees, Fifty-Six (56) minutes West, Forty (40) feet to a point and corner in Lot No. 16 aforesaid;

THENCE along the same North Forty-Four (44) degrees East, One Hundred and Three (103) feet to Elizabeth Street, the place of BEGINNING.

BEING Lot No. 14 on the Mary E.C. Wilcox plot of lots as surveyed by Ira E. Hartwell on December 24, 1896 and recorded in the Office of the Recorder of Deeds in and for Luzerne County in Map Book No . 1, page 53, etc.

PIN Number: H9SE4-028-023

Being the same premises which Joseph L. Belmonte and Michael Rider, by Deed dated 06/22/2017 and recorded 07/12/2017, in the Office of the Recorder of Deeds in and for the County of Luzerne, in Deed Book 3017, Page 135013, granted and conveyed unto Beth Anne Harris, in fee.

Tax Parcel: 73-H9SE4-028-023-000 A/K/A H9SE4-028-023

Premises Being: 42 Elizabeth Street, Wilkes Barre, PA 18702

PROPERTY ADDRESS: 42 ELIZABETH ST, WILKES BARRE, PA 18702

UPI / TAX PARCEL NUMBER: 73-H9SE4-028-023-000

Seized and taken into execution to be sold as the property of HARRIS, BETH ANN A/K/A BETH ANNE HARRIS, THE UNITED STATES OF AMERICA AND THE UNITED STATES OF AMERICA in suit of ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS, INC.

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.