SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 5282/2025

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:

FRIDAY, DECEMBER 04, 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.

The Land referred to herein below is situated in the County of Luzerne, State of Pennsylvania, and is described as follows:

PREMISES A

PARCEL ONE

ALL THOSE CERTAIN pieces or parcels of land situate in the 19th Ward of the City of Wilkes-Barre, County of Luzerne and State of Pennsylvania, bounded and described as follows; to wit:

THE FIRST THEREOF

BEGINNING at a point on the Northwesterly line or side of Brogan Avenue, formerly called Hudson Street, at the Southwesterly line of the second described parcel herein;

THENCE along Brogan Avenue South thirty-two degrees thirty minutes West (S 32° 30 W), four (4) feet to corner of other lands now or late of Lewis Davis, et ux;

THENCE along last mentioned lands North fifty-seven degrees thirty minutes West (N 57° 30 W), one hundred thirteen and six-tenths (113.6) feet to a corner;

THENCE North thirty-two degrees thirty-nine minutes East (N 32° 39 E), four (4) feet to the Southwesterly line on land now or late of James A. Moran aforesaid;

THENCE along last mentioned lands South fifty-seven degrees thirty minutes East (S 57° 30 E), one hundred thirteen and six-tenths (113.6) feet to a point on the Northwesterly side of said Brogan Avenue, the place of beginning.

THE SECOND THEREOF

BEGINNING at a point on Brogan Avenue, formerly Hudson Street;

THENCE by line of said Street South thirty-two degrees thirty-minutes West (S 32° 30' W), thirty-six (36) feet to a corner;

THENCE along lands now or late of the Trustees of the Methodist Episcopal Church of Miners Mills, Pennsylvania, North fifty-seven degrees thirty minutes West (N 57° 30 W) one hundred thirteen and six-tenths (113.6) feet to a corner;

THENCE North thirty-two degrees thirty-nine minutes East (N 32° 39' E), thirty-six (36) feet to a corner;

THENCE by Lot No. 1 on Brogan Avenue, formerly Hudson Street, South fifty-seven degrees thirty minutes East (S 57° 30 E), one hundred thirteen and three-tenths (113.3) feet, more or less, to the place of beginning.

PARCEL TWO

ALL THAT CERTAIN piece or parcel of land situate in the 19th Ward of the City of Wilkes-Barre, County of Luzerne, State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the Southeasterly or rear line of land now or late of James A. Moran, et ux, said point being on the Northwesterly corner of land now or late of Mary Brogan and the Northeasterly corner of land now or late of James A. Moran et ux.;

THENCE along a projected line of the Easterly line of land now or late of James A. Moran, et ux, through land now or late of Bernard Shovlin et ux. North 57 degrees 45 minutes West thirty-nine (39) feet to a point;

THENCE by a line across the land now or late of said Bernard Shovlin et ux. South 32 degrees 15 minutes West

(c) CountySuite Sheriff, Teleosoft, Inc.

one hundred (100) feet more or less to a point in the Easterly right of way line of the Central Railroad of New Jersey;

THENCE along the Easterly right of way line of said Central Railroad of New Jersey in a Southeasterly direction fifty (50) feet more or less to a point on the rear line of land now or late of James A. Moran, et ux.;

THENCE along the rear line of land now or late of James A. Moran, et ux North 32 degrees 15 minutes East about one hundred thirty-one (131) feet more or less to a point, the place of beginning.

UNDER AND SUBJECT to the free and uninterrupted use, in common with the Grantees herein, their heirs and assigns, of a forty (40) foot portion of an approximately ten (10) foot wide driveway, beginning at the line of lands now or formerly of Abbie Shovlin and extending along the Northerly line of premises conveyed to Joseph Moran, et ux.

PIN 73-G10SE2-017-022-000

PREMISES B

ALL the surface of a lot or piece of land situated in the 19th Ward of the City of Wilkes-Barre (formerly the Borough of Miners Mills), Luzerne County, Pennsylvania, bounded and described as follows:

BEGINNING at a point in the Northeasterly line of East Main Street (formerly called Mocktown Road), distant twenty-five and three tenths (25.3) feet distant in a Northwesterly direction along said line from the point of intersection of said Northeasterly line of East Main Street with the Northwesterly line of Brogan Avenue;

THENCE along said line of East Main Street North fifty-seven degrees thirty minutes West eighty eight and three-tenths (88.3) feet to a corner in line of land now or formerly belonging to Covall;

THENCE along line of said Covall land, North thirty-two degrees thirty minutes East about ninety nine and one half (99 1/2) feet to a corner in line of land now or formerly of James A. Moran;

THENCE along said Moran land South fifty-seven degrees thirty minutes East about one hundred (100) feet more or less to the Delaware and Hudson Company;

THENCE along the line of said Delaware and Hudson Company and South thirty-two degrees thirty minutes West, one hundred (100) feet more or less to East Main Street, the place of beginning.

EXCEPTING AND RESERVING THEREFROM All that certain lot or piece of land situated in the 19th Ward of the City of Wilkes-Barre, (formerly the Borough of Miners Mills), Luzerne County, Pennsylvania, bounded and described as follows:

BEGINNING at a point in the Northeasterly line of East Main Street (formerly called Mocktown Road), twenty-five and three tenths (25.3) feet distant in a Northwesterly direction along said line from the point of intersection of the said Northeasterly line of East Main Street with the Northwesterly line of Brogan Avenue (formerly Hudson Avenue);

THENCE along said line of East Main Street, North fifty-seven degrees thirty minutes West (N 57° 30' W), a distance of eighty-eight (88) feet to a corner;

THENCE North thirty-two degrees thirty minutes East (N 32° 30' E) along other lands now or formerly of Beatrice M. Moran to a point, said point being four (4) feet distant from the existing wall of a machine shop building known as Moran & Slynn Manufacturing company;

THENCE through the lands now or late of Beatrice M. Moran and on a line four (4) feet from the existing wall of the aforesaid machine shop, South fifty six degrees two minutes East (S 56° 02 E), forty-nine and ninety-three one-hundredths (49.93) feet to a corner;

Thence North thirty-three degrees fifty-eight minutes East (N 33° 58' E), on a line four (4) feet from the existing wall of the aforesaid machine shop, eight and seven one-hundredths (8.07) feet to a corner;

THENCE South fifty-six degrees two minutes East (S 56° 02' E), fifty-three and thirty-three one-hundredths (53.33) feet to a corner in line of lands now or formerly of the Delaware and Hudson Company;

THENCE along line of lands now or formerly of said Delaware and Hudson Company, South forty-three degrees four minutes West (S 43° 04' W), to a point in the Northeasterly line of East Main Street, the place of beginning.

PIN 73-G10SE2-017-006-000

TITLE TO SAID PREMISES VESTED IN Anthony Dates , by Deed from Mohammed Mahdi Hasan and Romario Brandon Bahadur , dated January 9, 2023, recorded January 12, 2023, Instrument Number 202302048.

Tax Parcel No: 73-G10SE2-017-006-000 & 73-G10SE2-017-022-000

Premises known as: 12 Brogan Street, Wilkes Barre, PA 18705

(c) CountySuite Sheriff, Teleosoft, Inc.

To Be Sold as the property of Anthony Dates

Docket No: 202505282

PROPERTY ADDRESS: 12 BROGAN ST, WILKES BARRE, PA 18705

UPI / TAX PARCEL NUMBER: 73-G10SE2-017-006-000 & 73-G10SE2-017-022-000

Seized and taken into execution to be sold as the property of ANTHONY DATES in suit of FREEDOM MORTGAGE CORPORATION.

Attorney for the Plaintiff:
ORLANS LAW GROUP PLLC
WAYNE, PA 484-367-4191

GENESIS C. ARIAS, Sheriff
LUZERNE COUNTY, Pennsylvania

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