SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 759/2026

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, FEBRUARY 05, 2027
AT 12:00 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, lying and being in the Borough of Dallas, County of Luzerne, Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a corner of land now or formerly of Reese D. Isaacs in the southerly side of Norton Avenue;

Thence South twelve degrees fifteen minutes West 150 feet to lands now or formerly of May J. Isaacs;

Thence at right angles to the line last mentioned along lands of said May J. Isaacs, North eighty-one degrees forty-five minutes West 100 feet to a corner of lot No. 49;

Thence at right angles to last described, North twelve degrees fifteen minutes East 150 feet to the Southerly sideline of Norton Avenue aforesaid;

Thence along said Norton Avenue, South eighty-one degrees forty-five minutes East 100 feet to the place of beginning

CONTAINING about fifteen thousand square feet of land, be the same more or less.

Parcel Number: 11-E8NW2-012-002-000

Being the same premises which Aaron Pluchinsky and Laura Pluchinsky, husband and wife, by Deed dated 02/28/2019 and recorded 03/13/2019, in the Office of the Recorder of Deeds in and for the County of Luzerne, in Deed Book 3019, Page 42269, granted and conveyed unto Kenneth Kandrac, Jr., a married man.

Tax Parcel: 11-E8NW2-012-002-000 AKA 11E8NW2 012002000

Premises Being: 30 NORTON AVE, Dallas, PA 18612

PROPERTY ADDRESS: 30 NORTON AVE, DALLAS, PA 18612

UPI / TAX PARCEL NUMBER: 11-E8NW2-012-002-000

Seized and taken into execution to be sold as the property of KENNETH KANDRAC, JR AND THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT 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.