SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 13364/2025

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, 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 pieces for parcels of land situated, lying, and being in the Borough of Edwardsville, County of Luzerne, Commonwealth of Pennsylvania, bounded and described as follows:

BEING one of the two lots conveyed to William D. Morgan by William P. Myers, Helen E. Myers, his wife, and Martha A. Weaver, widow, of Falls City, Richardson County, Nebraska, by Deed dated the 10th day of March, 1903, said Deed being recorded in the office of the Recorder of Deeds in Luzerne County in Deed Book No. 404, Page 566.

BEING Lot No. 9 of proposed Plot "C" of lots of William P. Myers, Helen E. Myers, his wife, and Martha A. Weaver, in Edwardsville Borough aforesaid, said Plot "C" of Lots of W.P. Myers and Martha A. Weaver recorded in the office of the Recorder of Deeds of Luzerne County in Map Book No. 1, Page 108. Said proposed Plot "C" being located between Plot "B", which said last named plot is recorded in the office of the Recorder of Deeds of Luzerne County in Map Book No. 1, Page 17 and Toby's Creek (inadvertently omitted in prior deeds).

LESS AND EXCEPTING that portion of the subject property conveyed by Joseph P. Masonis and Nellie Masonis, his wife, to the Redevelopment Authority of Luzerne County by deed dated December 11, 1974 and recorded December 11, 1974 in Deed Book 1844, page 66.

PROPERTY IDENTIFICATION NUMBER G9S3 004 039

SECOND THEREOF:

ALL that certain lot, piece, or parcel of land situate in the Borough of Edwardsville, County of Luzerne, and the State of Pennsylvania, bounded and described as follows:

BEGINNING at an iron pin at the intersection of the Southwesterly line of Meyers Street and the Northwesterly line of Laurel Street;

THENCE along the Northwesterly line of said Laurel Street, South 55 degrees 05 minutes 30 seconds West one hundred twenty and no-hundredths (120.00) feet to an iron pin center, a common corner of lands of Robert Trosky;

THENCE along line of lands of said Robert Trosky North 34 degrees 00 minutes West twenty-five and no-hundredths (25.00) feet to an iron pin corner on line of lands of Joseph P. Masonis and Nellie Masonis;

THENCE along lands of said Joseph P. Masonis and Nellie Masonis, North 55 degrees 05 minutes 30 seconds East one hundred twenty and no-hundredths (120.00) feet to an iron pin corner in the Southwesterly line of Meyers Street;

THENCE along the Southwesterly line of said Meyers Street South 34 degrees 00 minutes East twenty-five and no hundredths (25.00) feet to the place of BEGINNING.

BEING a portion of Lot No. 9 on Plot "C" of plot of lots of W.P. Myers and Martha A. Weaver recorded in the office of the Recorder of Deeds of Luzerne County Map Book 1, Page 108 (erroneously stated as Page 66 in prior deeds).

PROPERTY IDENTIFICATION NUMBER: G9S3 004 39A

Being the same premises which Desiree M. Deitrick, by Deed dated 04/11/2024 and recorded 04/12/2024, in the Office of the Recorder of Deeds in and for the County of Luzerne, in Deed Book 3024, Page 63855, granted and conveyed unto Steven Uravage, in fee.

Tax Parcel: 18-G9S3-004-039-000 A/K/A G9S3 004 039 and 18-G9S3-004-39A A/K/A G9S3 004 39A

Premises Being: 28 Meyers Street, Edwardsville, PA 18704

PROPERTY ADDRESS: 28 MEYERS ST, EDWARDSVILLE, PA 18704

(c) CountySuite Sheriff, Teleosoft, Inc.

UPI / TAX PARCEL NUMBER: 18-G9S3-004-039-000 AND 18-G9S3-004-39A

Seized and taken into execution to be sold as the property of STEVEN URAVAGE in suit of GUILD MORTGAGE COMPANY LLC.

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.