

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 11308/2025

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 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.

Plaintiff: Freedom Mortgage Corporation
Defendant: Karen M. Allabaugh a/k/a Karen Allabaugh
Attorney for Plaintiff: Orlans Law Group PLLC
200 Eagle Road, Bldg 2, Suite 120
Wayne, PA 19087
(484) 367-4191
Judgment Amount: \$112,802.95

DESCRIPTION

ALL the surface of that certain piece of land in the Borough of Plymouth, County of Luzerne, State of
Pennsylvania, bounded and described as follows:

BEGINNING at the corner of Lot No. 149 on the plot of lots hereinafter mentioned on the west side of Davis
Street, formerly Orchard St.;

THENCE along the south line of Lot No. 149 South fifty-eight and one-half (58 1/2) degrees West one hundred
twenty-six (126) feet to a corner of Lot No. 153;

THENCE along the East end of Lot No. 153 South thirty (30) degrees thirteen (13) minutes East fifty (50) feet to a
corner of Lot No. 147;

THENCE along the North line of Lot No. 147 North fifty-eight and one-half (58 1/2) degrees East one hundred
twenty-six (126) feet to a corner of the West side of said Davis Street, formerly Orchard Street;

THENCE along the West side of said Davis Street, formerly Orchard Street, North thirty (30) degrees, forty (40)
minutes West fifty (50) feet to the place of beginning;

Tax ID: 48-H8SE1-008-003-000

TITLE TO SAID PREMISES VESTED IN Karen Allabaugh , by Deed from Robert A. Blackwell , dated October 7,
2015, recorded December 10, 2015, instrument number 201561670.

Tax Parcel No: 48-H8SE1 -008-003-000

Premises known as: 243-245 Davis Street, Plymouth, PA 18651

To Be Sold as the property of Karen M. Allabaugh

Docket No: 202511308

PROPERTY ADDRESS: 243-245 DAVIS ST, PLYMOUTH, PA 18651

UPI / TAX PARCEL NUMBER: 48-H8SE1 -008-003-000

Seized and taken into execution to be sold as the property of ALLABAUGH, KAREN M A/K/A KAREN ALLABAUGH 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