SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 4917/2025

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 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.

By virtue of a Writ of Execution issued by Plaintiff: Mortgage Research Center, LLC d/b/a Veteran's United Home Loans, a Missouri Limited Liability Company

To case number 2025-04917

ALL THAT CERTAIN PIECE OR PARCEL OF LAND, SITUATE IN THE TOWNSHIP OF DALLAS, COUNTY OF LUZERNE AND COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY SIDE OF THE PENNSYLVANIA HIGHWAY, NOW CALLED ROUTE NO. 309, COMMON TO REVISED LOTS NOS. 15 AND 17 ON THE PLOT HEREINAFTER MENTIONED, SAID POINT BEING DISTANT THREE HUNDRED FIFTY (350) FEET SOUTHWESTERLY FROM THE POINT COMMON TO SAID PENNSYLVANIA RIGHT OF WAY AND THE BEGINNING POINT OF RELOCATED GRANDVIEW AVENUE, AS APPEARS ON A REVISED MAP OF SECTIONS OF GOSS MANOR ADDITION NO. 1, PREPARED BY FRANK SHEVOCK, REGISTERED ENGINEER, AND RECORDED IN MAP BOOK 5, PAGE 46;

THENCE ALONG THE EASTERLY SIDE OF SAID STATE HIGHWAY, IN A SOUTHWESTERLY DIRECTION, ALONG THE ARC OF THE CIRCLE OF SAID STATE HIGHWAY, 106.25 FEET TO A POINT, THE CHORD OF WHICH ARC OF CIRCLE LIES IN THE DIRECTION SOUTH 22 DEGREES 54 MINUTES WEST, A DISTANCE OF 106.10 FEET;

THENCE SOUTH 67 DEGREES 3 MINUTES EAST, A DISTANCE OF 145.40 FEET TO A POINT;

THENCE NORTH 25 DEGREES 21 MINUTES EAST, 100 FEET TO A POINT COMMON TO REVISED LOTS NOS. 15AND 17;

THENCE ALONG REVISED LOTS NOS. 15 AND 17, NORTH 64 DEGREES 39 MINUTES WEST, A DISTANCE OF 150 FEET TO THE EASTERLY SIDE OF SAID STATE HIGHWAY, THE PLACE OF BEGINNING. BEING ALL OF REVISED LOT NO. 15 ON THE ABOVE MENTIONED REALLOTMENT AS PREPARED BY FRANK SHEVOCK, REGISTERED ENGINEER. BEING PARTS OF OLD LOTS NOS. 15, 16 AND 17 ON THE PLOT OF LOTS KNOWN AS GOSS MANOR ADDITION NO. 1 AS RECORDED IN MAP BOOK NO. 2, PAGE 330, AND A PART OF SOUTH SUNSET AVENUE AND OF SOUTH LAKESIDE DRIVE AS SHOWN ON SAID MAP.

ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATE IN THE TOWNSHIP OF DALLAS, COUNTY OF LUZERNE AND COMMONWEALTH OF PENNSYLVANIA, BOUNDED AN DESCRIBED AS FOLLOWS:

BEGINNING AT A CORNER ON THE EASTERLY LINE OF PENNSYLVANIA HIGHWAY, NOW CALLED ROUTE n O. 309, AND HE SOUTHERLY LINE OF LOT NO. 15 AS SHOWN ON A REVISED MAP OF SECTIONS OF GROSS MANOR ADDITION NO. 1, PREPARED BY FRANK SHEVOCK, REGISTERED ENGINEER, AND RECORDED IN MAP BOOK 5, PAGE 46;

THENCE ALONG THE EASTERLY LINE OF LOT NO. 15, BEING LANDS NOW OR FORMERLY OF THE PRIOR GRANTOR, SOUTH 67 DEGREES 03 MINUTES EAST, A DISTANCE OF 121.88 FEET TO AN IRON PIN CORNER ON THE REAL LINE OF LOT NO. 18;

THENCE ALONG THE REAR LINE OF LOT NO. 18, SOUTH 25 DEGREES 21 MINUTES WEST, A DISTANCE OF 55.73 FEET TO AN IRON PIN CORNER COMMON TO LOT NO. 18 AND LOT NO. 20;

THENCE ALONG THE REAR LINE OF LOT NO. 20, SOUTH 19 DEGREES 00 MINUTES WEST, A DISTANCE OF 54.54 FEET TO AN IRON PIN CORNER AT THE INTERSECTION OF THE NORTHEASTERLY LINE OF LOT NO. 200 AS SHOWN ON THE PLOT OF LOTS KNOWN AS GOSS MANOR RECORDED IN MAP BOOK 2, PAGE 334;

THENCE ALONG THE NORTHEASTERLY LINE OF LOT NO. 200, BEING OTHER LANDS OF THE PRIOR GRANTOR, NORTH 30 DEGREES 02 MINUTES WEST A DISTANCE OF 153.89 FEET TO AN IRON PIN CORNER ON THE EASTERLY LINE OF STATE HIGHWAY ROUTE NO. 309;

(c) CountySuite Sheriff, Teleosoft, Inc.

THENCE ALONG SAID HIGHWAY RIGHT-OF-WAY ON A CURVE TO THE RIGHT AN ARC LENGTH OF 17.45 FEET AND A CHORD BEARING NORTH 21 DEGREES 32 MINUTES 25 SECONDS EAST, A DISTANCE OF 17.45 FEET TO THE PLACE OF BEGINNING.

CONTAINING AN AREA OF 7,593.64 SQUARE FEET, OR .17 ACRE OF LAND, BE THE SAME, MORE OR LESS.

ALSO BEING PART OF OLD LOTS NOS. 15, 16 AND 18 ON GOSS MANOR ADDITION NO. 1, AS RECORDED ON NOVEMBER 24, 1925 IN LUZERNE COUNTY MAP BOOK 2, AT PAGE 330.

BEING known as: 2681 Pa-309, Dallas, PA 18612

Being Luzerne County tax parcel number and pin number: 10-D8S1 -008-023-000
10-D8S1 -008-21A-000

Improvements thereon consist of: Residential dwelling.

Seized and taken in execution as the property of: Thomas Alexander

PROPERTY ADDRESS: 2681 PA-309, DALLAS, PA 18612

UPI / TAX PARCEL NUMBER: 10-D8S1 -008-023-000

Seized and taken into execution to be sold as the property of THOMAS ALEXANDER in suit of MORTGAGE RESEARCH CENTER, LLC D/B/A VETERAN'S UNITED HOME LOANS, A MISSOURI LIMITED LIABILITY COMPANY.

Attorney for the Plaintiff:
ALBERTELLI LAW
MOUNT LAUREL, NJ 856-724-1888

GENESIS C. ARIAS, Sheriff
LUZERNE COUNTY, Pennsylvania

(c) CountySuite Sheriff, Teleosoft, Inc.