

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 7277/2022

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 09, 2024**  
**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.

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ALL that certain or parcel of land situate in Township of Kingston, County of Luzerne, and State of Pennsylvania, bounded and described as follows:

BEGINNING at an iron pin corner on the Southerly side of Orchard Street, said corner being in the line of land conveyed by Emery W. Kielgeng and Marian T. Kielgeng, his wife, to Richard E. Rees, et ux, by deed dated February 13, 1947, and recorded in Luzerne County in Deed Book Volume 1211, Page 202;  
THENCE along the Southerly side of Orchard Street North fifty-four degrees thirty minutes East (N. 54° 30' E) eighty (80) feet to a corner;  
THENCE South thirty-nine degrees ten minutes East (S. 39° 10' E), one-hundred forty-six and four-tenths (146.14) feet to an iron pin corner in line of Lot No. 4 as shown on map of "Homestead" plot of lots recorded to Map Book No. 3, page 29;  
THENCE along said line South thirty-four degrees West (S. 34° W.), fifty (50) feet to a post corner;  
THENCE along land now or late of Chester Hons and now or late of Albert Williams North fifty-five degrees seven minutes West (N. 55° 07' W), one hundred ten and three tenths (110.3) feet to a point;  
THENCE along line of land of Richard E. Rees, et ux, above mentioned, North forty degrees forty-five minutes West (N. 40° 45' W.) sixty (60) feet to the place of beginning.

Title to said premises is vested in MELISSA A. SHIMONIS  
Property being known as: 19 ORCHARD STREET TRUCKSVILLE, PA 18708  
Being Luzerne county tax parcel number and pin number: 35-F8S5 -009-002-000  
Improvements thereon consist of: RESIDENTIAL PROPERTY

PROPERTY ADDRESS: 19 ORCHARD ST, TRUCKSVILLE, PA 18708

UPI / TAX PARCEL NUMBER: 35-F8S5 -009-002-000

Seized and taken into execution to be sold as the property of MELISSA A SHIMONIS in suit of SPECIALIZED LOAN SERVICING LLC.

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Attorney for the Plaintiff:  
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLL  
MT. LAUREL, NJ 855-225-6906

**BRIAN M. SZUMSKI, Sheriff**  
LUZERNE COUNTY, Pennsylvania