

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 1664/2022

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, DECEMBER 01, 2023**  
**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 lot or piece of ground situate in Exeter Township, County of Luzerne and Commonwealth of Pennsylvania;

BEGINNING at the northwesterly corner of the intersection of the Sullivan Trail and Roosevelt Avenue (formerly called the Lockville Road);

THENCE along the westerly side line of the said Sullivan Trail South 42° 1/2,' West two hundred fifty-two and forty-five one hundredths (252.45) feet to a corner of land of Irwin Coolbaugh;

THENCE along the line of said lands North 47° 59 1/2' West two hundred (200) feet to a corner;

THENCE North 23° 54' East fifteen (15) feet to a corner of Lot No. 200 on plot of lots hereinafter mentioned;

THENCE North 66° 06' West seven hundred (700) feet to a point on the westerly side of Lot No. 237 as shown on plot of lots hereinbefore referred to;

THENCE North 23° 54' East one hundred sixty-seven and twenty-one one hundredths (167.21) feet to a point on the said Roosevelt Avenue;

THENCE South 66° 06' East nine hundred fifty-two (952) feet along the said Roosevelt Avenue to the PLACE OF BEGINNING.

BEING Lots No. 197, 198, 199, 200, 201, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236 and 237 on Allotment known as "Riverside Beach", as allotted for Delahunty and Hartman by the Sturdevant-Dilley Engineering Co., Ltd., February 1926, which map of plotted lots was duly recorded in the Recorder's Office of Luzerne County on April 21, 1926 and copied in Map Book No. 2, page 353, and continuation thereof on May 12, 1926 in Map Book No. 2, page 362.

PIN #: 17-B10S1-003-002-000

FOR INFORMATIONAL PURPOSES ONLY: Being known as 310 Lockville Road, assessed as 310 Sullivan Trl., Exeter Township, PA 18643

BEING THE SAME PREMISES which Raymond T. Kudasik and Caroline M. Kudasik by Deed dated July 15, 2013 and recorded July 16, 2013 in the Office of the Recorder of Deeds in and for the County of Luzerne, Pennsylvania in Book 3013, Page 136012, Instrument No. 201333240 granted and conveyed unto Dominic Stephen Donahue in fee.

Title to said premises is vested in Raymond T. Kudasik and Caroline M. Kudasik, his wife by Deed dated July 15, 2013 and recorded in the Luzerne County Recorder of Deeds Office on July 16, 2013 in Book 3013, Page 136012, Instrument # 201333240.

Property being known as: 310 Lockville Road assessed as 310 Sullivan Trl., Exeter Township, PA 18643

Being Luzerne County tax parcel number and pin number: 17-B10S1-003-002-000

Improvements thereon consist of: Residential Dwelling

PROPERTY ADDRESS: 310 LOCKVILLE RD, ASSESSED AS 310 SULLIVAN TRL, EXETER TOWNSHIP, PA 18643

UPI / TAX PARCEL NUMBER: 17-B10S1-003-002-000

Seized and taken into execution to be sold as the property of DOMINIC STEPHEN DONAHUE in suit of NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER.

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Attorney for the Plaintiff:  
LOGS LEGAL GROUP LLC  
WAYNE, PA 610-278-6800

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