

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 115/2023

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.

---

ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATE IN THE CITY OF NANTICOKE, COUNTY OF LUZERNE AND COMMONWEALTH OF PENNSYLVANIA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHWESTERLY SIDE LINE OF KINGS COURT IN THE LINE BETWEEN LOTS NOS. 33 AND 34 OF BELLE MEADE II, SECTION I, HEREINAFTER MENTIONED SAID POINT BEING ALSO NORTH 17 DEGREES 53 MINUTES WEST, 87.62 FEET FROM THE NORTHERLY SIDE LINE OF 55 FOOT WIDE EAST GROVE STREET;

THENCE FROM SAID BEGINNING POINT AND ALONG THE NORTHWESTERLY SIDE LINE OF SAID KINGS COURT BY THE THREE FOLLOWING DESCRIBED LINES (1) NORTH 17 DEGREES 53 MINUTES WEST, 18.62 FEET TO A POINT OF CURVE; (2) BY A CURVE TO THE LEFT IN A NORTHWESTERLY DIRECTION FOR AN ARC DISTANCE OF 13.20 FEET, SAID CURVE HAVING A RADIUS OF 25.60 FEET AND A CHORD WITH A COURSE OF NORTH 41 DEGREES 11 MINUTES 49 SECONDS WEST FOR A DISTANCE OF 21.35 FEET TO A POINT OF CURVE; AND (3) BY A CURVE TO THE RIGHT IN A NORTHWESTERLY DIRECTION FOR AN ARC DISTANCE OF 46.09 FEET, SAID CURVE HAVING A RADIUS OF 50 FEET AND A CHORD WITH A COURSE OF NORTH 35 DEGREES 25 MINUTES 4 SECONDS WEST FOR A DISTANCE OF 44.46 FEET TO A POINT IN THE LINE BETWEEN LOTS NOS. 32 AND 33;

THENCE FROM SAID POINT AND ALONG THE LINE BETWEEN SAID LOTS, SOUTH 80 DEGREES 49 MINUTES 9 SECONDS WEST, 99.17 FEET TO A POINT IN THE REAR OF LOT NO. 37;

THENCE FROM SAID POINT AND ALONG THE LINE BETWEEN LOTS NOS. 33 AND 37, AND 33 AND 36, SOUTH 17 DEGREES 53 MINUTES EAST, 94.77 FEET TO A POINT COMMON TO LOTS NOS. 33, 34, 35 AND 36;

THENCE FROM SAID POINT AND ALONG THE LINE BETWEEN LOTS NOS. 33 AND 34, NORTH 72 DEGREES 7 MINUTES EAST, 120 FEET TO A POINT IN THE AFOREMENTIONED NORTHWESTERLY SIDE LINE OF KINGS COURT, THE PLACE OF BEGINNING.

BEING ALL OF LOT NO. 33 OF BELLE MEADE II, SECTION I.

THE ABOVE DESCRIPTION HAS BEEN TAKEN FROM THE DEED RECORDED IN DEED BOOK 2683 PAGE 352, DATED 6/24/1999, RECORDED 6/25/1999 AS IT IS MORE DESCRIPTIVE THAN THE LEGAL ATTACHED TO THE MORTGAGE SOUGHT IN FORECLOSURE.

BEING THE SAME PROPERTY AS CONVEYED FROM EDWARD J. TOMKO AND MARION E. TOMKO, HIS WIFE TO JOHN J. MALEC AND HONORATA C. MALEC, SON AND MOTHER, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, AS DESCRIBED IN DEED BOOK 2683 PAGE 352, DATED 6/24/1999, RECORDED 6/25/1999

TAX ID #: 42-J7SE2-014-006-000

PROPERTY ADDRESS: 4 KINGS CT, NANTICOKE, PA 18634

UPI / TAX PARCEL NUMBER: 42-J7SE2-014-006-000

**Seized and taken into execution to be sold as the property of MALEC, JOHN A/K/A JOHN J. MALEC in suit of PNC BANK, NATIONAL ASSOCIATION.**

**Attorney for the Plaintiff:**  
TUCKER ARENSBERG, P.C.  
PITTSBURGH, PA 412-566-1212

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