

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 6259/2023

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, JUNE 14, 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 PIECE OR PARCEL OF LAND SITUATE IN THE TOWNSHIP OF HANOVER, COUNTY OF LUZERNE AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING ON FRANK STREET AT A CORNER OF LOT NO. 214;

THENCE ALONG THE LINE BETWEEN LOTS NOS. 213 AND 214, SOUTH 76 DEGREES 20 MINUTES WEST, ONE HUNDRED (100) FEET TO A CORNER OF LOT NO. 194;

THENCE ALONG THE LINE OF LOT NOS. 194 AND 195, NORTH 13 DEGREES 40 MINUTES WEST, FIFTY (50) FEET TO A CORNER OF LOT NO. 211;

THENCE ALONG THE LINE BETWEEN LOTS NOS. 211 AND 212, NORTH 76 DEGREES 20 MINUTES EAST, ONE HUNDRED (100) FEET TO FRANK STREET;

THENCE ALONG THE LINE OF FRANK STREET, SOUTH 13 DEGREES 40 MINUTES EAST, FIFTY (50) FEET TO THE PLACE OF BEGINNING.

BEING LOTS NOS. 212 AND 213 ON THE J.K. WEITZENKORN PLOT OF LOT NO. 7, KNOWN AS BUTTONWOOD HEIGHTS, SAID PLOT IS RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR LUZERNE COUNTY IN MAP BOOK 1, PAGE 354.

PARCEL NO. I8S2-14-5

BEING THE SAME PREMISES WHICH DOROTHY FOLTIN, AND GEORGE C. PENN, AS TENANTS IN COMMON, BY DEED DATED 03/17/2009 AND RECORDED 03/30/2009 IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR THE COUNTY OF LUZERNE IN RECORD BOOK 3009 PAGE 57281 AND AS INSTRUMENT NUMBER 5862678, GRANTED AND CONVEYED UNTO CARLTON RIGGINS, GRANTOR HEREIN.

NOTICE - THIS DOCUMENT DOES NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE ITFLE TO THE COAL AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL AND IN THAT CONNECTION DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR STRUCTURE ON OR IN SUCH LAND. THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTHERWISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT. (This notice is set forth in the manner provided in Section 1 of the Act of July 17, 1957, P.L., 984 as amended, and is not intended as notice of unrecorded instruments, if any.)

PARCEL NO.: 46-K7S2-0007-013

TITLE TO SAID PREMISES IS VESTED IN: CARLTON RIGGINS  
PROPERTY BEING KNOWN AS: 19 FRANK STREET, WILKES BARRE, PA 18706

BEING LUZERNE COUNTY TAX PARCEL NUMBER AND PIN NUMBER: 25-I8S2-014-005-000

IMPROVEMENTS THEREON CONSIST OF: RESIDENTIAL PROPERTY

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: CARLTON RIGGINS

Attorney: Kaitlin D. Shire, Esquire  
Hill Wallack LLP  
1000 Floral Vale Blvd., Suite 300  
Yardley, PA 19067  
(215) 579-7700

PROPERTY ADDRESS: 19 FRANK STREET, WILKES BARRE, PA 18706

UPI / TAX PARCEL NUMBER: 25-I8S2-014-005-000

**Seized and taken into execution to be sold as the property of CARLTON RIGGINS in suit of CARRINGTON  
MORTGAGE SERVICES, LLC.**

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**Attorney for the Plaintiff:**  
HILL WALLACK LLP  
YARDLEY, PA 215-579-7700

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