

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 7356/2023

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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By virtue of a Writ of Execution No. \_\_\_\_\_ issued out of the Court of Common Pleas of Luzerne County, directed to me, there will be exposed to public sale, by vendue or outcry to the highest and best bidders, for cash, in the Courthouse, in the City of Wilkes-Barre, Luzerne County, Pennsylvania, on June 14, 2024 at 10:30AM, in the forenoon of the said day, all the right, title and interest of the Defendant(s) in and to:

All the surface of all that certain piece or parcel of land situated in the Borough of Plymouth, County of Luzerne and State of Pennsylvania, bounded and described as follows, to wit:

Beginning at a corner on the West side of North Street and Lot No. 20, thence along the line of North Street forty (40) feet to a corner of Lot No. 24;

Thence along the line of Lot No. 24 South 61° West 140 feet to a corner on an alley;

Thence along the line of said alley South 29° East 40 feet to a corner of Lot No. 20;

Thence by the line of said Lot No. 20 North 61° East 140 feet to the place of beginning.

Containing 5,600 square feet, and being Lot No. 22 on map of lots Lances Addition to Plymouth.

Excepting and reserving coal and other minerals the same as they have been excepted and reserved in deed in line of title.

Being the same property conveyed to Francis M. Czuba and Cora E. Czuba, his wife who acquired title, as tenants by the entirety, by virtue of a deed from Antonina Kloas aka Antonina Klos, widow, dated May 28, 1965, recorded May 28, 1965, at Document ID 1216, and recorded in Book 1567, Page 656, Office of the Recorder of Deeds, Luzerne County, Pennsylvania.

INFORMATIONAL NOTE: Francis M. Czuba died on May 1, 2020, and pursuant to the tenants by the entirety language in the above-mentioned deed, all his interests passed to Cora E. Czuba.

Premises improved with a single family dwelling more commonly known as 18 North Street, Plymouth, PA 18651

Under and Subject to and together with the same reservations, conditions, restrictions, covenants, exceptions and easements as appear in prior chain of title.

Together with all buildings and improvements thereon.

The Property Identification Number of the above-described parcel is 48-l8NW2-001-020-000.

Plate No. 48-8-123-1

Notice is hereby given to all claimants and parties in interest that the Sheriff will within thirty (30) days thereafter file a distribution in his office, where the same will be available for inspection and the distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter.

Seized and taken into execution at the suit of Wells Fargo Bank, NA S/B/M Wachovia Bank, National Association against Francis M. Czuba, Sr., AKA Francis M. Czuba, et al., and will be sold by:

Brian Szumski, Sheriff of Luzerne County

Katherine M. Wolf, Esquire  
Meredith H. Wooters, Esquire  
Kimberly J. Hong, Esquire  
Michael E. Carleton, Esquire  
Alyk L. Oflazian, Esquire  
Cristina L. Connor, Esquire  
Ed E. Qaqish, Esquire

Manley Deas Kochalski LLC  
P. O. Box 165028  
Columbus, OH 43216-5028  
614-220-5611

PROPERTY ADDRESS: 18 NORTH ST, PLYMOUTH, PA 18651

UPI / TAX PARCEL NUMBER: 48-I8NW2-001-020-000

Seized and taken into execution to be sold as the property of BURKE, LINDA A/K/A LINDA BURK, AS BELIEVED HEIR OF THE ESTATE OF CORA E. CZUBA, CZUBA, FRANCIS AKA FRANCIS CZUBA, JR, AS BELIEVED HEIR AND/OR ADMINISTRATOR TO THE ESTATE OF CORA E CZUBA, CZUBA, RANDY, AS BELIEVED HEIR AND/OR ADMINISITRATOR TO THE ESTATE OF CORA E CZUBA, BRACE, SHARON AS BELIEVED HEIR AND/OR ADMINISTRATOR TO THE ESTATE OF CORA E CZUBA AND UNKNOWN HEIRS, AND/OR ADMINISTRATORS TO THE ESTATE OF CORA E CZUBA in suit of WELLS FARGO BANK, N.A. S/B/M WACHOVIA BANK, NATIONAL ASSOCIATION.

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**Attorney for the Plaintiff:**  
MANLEY DEAS KOCHALSKI LLC  
COLUMBUS, OH 614-220-5611

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