

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 13222/2023

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, FEBRUARY 06, 2026
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 OR LOT, IMPROVED WITH DWELLING AND OUTBUILDINGS, ETC., SITUATE IN THE TOWNSHIP OF FAIRVIEW, COUNTY OF LUZERNE AND STATE OF PENNSYLVANIA, AND FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A STAKE CORNER IN LINE OF LAND NOW OR LATE OF SAMUEL U. BUTLER ON THE SOUTH SIDE OF CHESTNUT STREET;
THENCE SOUTH 86 DEGREES EAST A DISTANCE OF FIFTY (50) FEET TO A CORNER;
THENCE BY LANDS FORMERLY OF JAMES GILBERT AND S. SWORTWOOD SOUTH 4 DEGREES WEST A DISTANCE OF FOUR HUNDRED THIRTY-FIVE AND SIX-TENTHS (435.6) FEET TO A CORNER;
THENCE BY LANDS FORMERLY OF MICHAEL O'BRIEN NORTH 86 DEGREES WEST FIFTY (50) FEET TO A CORNER OF LAND FORMERLY OF SAMUEL U. BUTLER;
THENCE BY SAID BUTLER'S LAND NORTH 4 DEGREES EAST A DISTANCE OF FOUR HUNDRED THIRTY-FIVE AND SIX-TENTHS (435.6) FEET TO THE PLACE OF BEGINNING.

CONTAINING ONE-HALF (1/2) ACRE OF LAND.

BEING THE SAME PROPERTY AS CONVEYED FROM JAMES DAVIS AND ELEANOR DAVIS, HIS WIFE; RONALD DAVIS AND ALICE DAVIS, HIS WIFE; JAMES DEPPE, SINGLE; AND CONSTANCE STEWART AND JAMES STEWART, HER HUSBAND TO LAWRENCE P. HILENSKI AND BARBARA HILENSKI, HIS WIFE, AS DESCRIBED IN DEED BOOK 1949 PAGE 937, DATED 03/02/1978, RECORDED 03/07/1978.

PROPERTY ADDRESS: 19 CHESTNUT ST, MOUNTAIN TOP, PA 18707

UPI / TAX PARCEL NUMBER: 20-K10S3 -002-004-000

Seized and taken into execution to be sold as the property of TINA PETCAUGH, LAWRENCE P HILENSKI, JR, BRIAN HILENSKI, DAVID HILENSKI AND ALL UNKNOWN HEIRS OF LAWRENCE P HILENSKI in suit of PNC BANK, NATIONAL ASSOCIATION.

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

BRIAN M. SZUMSKI, Sheriff
LUZERNE COUNTY, Pennsylvania