

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 11023/2023

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 situate in the Township of Hanover, County of Luzerne and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

THE FIRST THEREOF:

BEGINNING at a point in the Westerly line of Martin Street, the said point being located 114 feet Southerly along the line of Martin Street from the Southerly line of Middle Road;
THENCE along the Westerly line of Martin Street, South 16 degrees East sixty-four (64) feet more or less, to a point;
THENCE through Lot No. 16, as shown on a map hereinafter mentioned, South seventy-four (74) degrees West eighty-nine and eighty-two one hundredths (89.82) feet to a point in the line of the plot of lots mentioned above;
THENCE along said line, North fifteen (15) degrees forty-nine (49) minutes West forty-five and five-tenths (45.5) feet to a point common to Lots No. 1 and 16;
THENCE along line of Lot No. 1 and 16, North eighty-five (85) degrees eight (8) minutes East twenty-two and seven-tenths (22.7) feet to a point in the center of Lot No. 1;
THENCE North fifteen (15) degrees fifty-one (51) minutes West twenty-five (25) feet to a point in Lot No. 1;
THENCE by a line through Lots No. 1 and 2 North eighty-five (85) degrees eight (8) minutes East sixty-eight and five-tenths (68.5) feet to the place of beginning.

TOGETHER WITH AND SUBJECT to all easements, rights, covenants, appurtenances, exceptions, reservations, restrictions and conditions contained in prior instruments in the chain of title.

BEING the Northerly portion of Lot No. 16 and the Southeasterly part of Lot No. 1 and the Southerly portion of Lot No. 2 as shown on a map of the Rinehimer & Martin plot of lots recorded in Luzerne County Map Book 1, Page 264.

BEING the same two parcels of land (combined into one description) conveyed to Peter Cirka by Peter Cirka and Anna Cirka, husband and wife, by deed dated April 26, 1955, and recorded in Luzerne County Deed Book 1272, page 96. The said Peter Cirka, a/k/a/ Peter Cirka, died March 20, 1969, and by the terms of his Will filed in the Office of the Register of Wills of Luzerne County to No. 587 of 1969 Kathryn Pavelski was appointed Executrix, and said Executrix was directed by said Will to sell the above-described premises.

THE SECOND THEREOF:

BEGINNING at a corner of Martin Street and the Middle Road in said Township;
THENCE running in a Southerly direction along the said Martin Street, a distance of one hundred and fifty (150) feet to a corner;
THENCE running in an Easterly direction a distance of forty-five and six-tenths (45.6) feet to a corner of Lot No. 4 on said plot;
THENCE running along the line of Lot No. 4 in a Northwesterly direction a distance of one hundred and fifty (150) feet to a corner on the Middle Road;
THENCE running along the said Middle Road in a Southwesterly direction a distance of forty-five and six-tenths (45.6) feet to the place of beginning.

TOGETHER WITH AND SUBJECT to all easements, rights, covenants, appurtenances, exceptions, reservations,

restrictions and conditions contained in prior instruments in the chain of title.

Title to said premises is vested in LAWRENCE W. CARBOHN

Property being known as: 14 MARTIN ST, HANOVER TOWNSHIP, PA 18706

Being Luzerne county tax parcel number and pin number: 25-J8S1-003-008-000 & 25-J8S1-002-001-000

Improvements thereon consist of: RESIDENTIAL PROPERTY

PROPERTY ADDRESS: 14 MARTIN ST, HANOVER TWP, PA 18706

UPI / TAX PARCEL NUMBER: 25-J8S1-003-008-000 & 25-J8S1-002-001-000

Seized and taken into execution to be sold as the property of LAWRENCE W CARBOHN in suit of SPECIALIZED LOAN SERVICING LLC.

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

BRIAN M. SZUMSKI, Sheriff
LUZERNE COUNTY, Pennsylvania