

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 959/2020

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 LOT OR PIECE OF GROUND situate in Borough of Exeter, County of Luzerne, Commonwealth of Pennsylvania, bounded and described as follows to wit:

BEGINNING at a point on the southerly side of Mason Street, said point being 106 feet and 8 inches from the center line of Grant Street, where the same intersects with Mason Street;

Thence South 31 degrees 28 minutes East 150 feet to a corner on an alley;

Thence along said alley South 65 degrees 50 minutes West 36 feet and 8 inches to a corner;

Thence North 30 degrees 38 minutes West and in line parallel with the first mentioned course, and along line of property now or formerly of Michael Fenner and Mary Fenner, his wife, 150 feet to a corner on Mason Street aforesaid;

Thence along Mason Street North 65 degrees 50 minutes West 36 feet and 8 inches to the place of beginning.

TITLE TO SAID PREMISES VESTED IN Greg A. Santine and Lynn Ann Abromavage deeded by Greg A. Santine Dated: June 22, 2009 Recorded: June 30, 2009 Bk/Pg #: 3009/125413.

Improvements thereon consist of RESIDENTIAL

PROPERTY ADDRESS: 74 MASON ST, EXETER, PA 18643

UPI / TAX PARCEL NUMBER: 16-E11NW4-014-026-000

Seized and taken into execution to be sold as the property of ABROMAVAGE, LYNN A/K/A LYNN ANN ABROMAVAGE AND GREG A SANTINE A/K/A GREG ANDREW SANTINE in suit of M&T BANK.

Attorney for the Plaintiff:
KML LAW GROUP
PHILADELPHIA, PA 215-627-1322

BRIAN M. SZUMSKI, Sheriff
LUZERNE COUNTY, Pennsylvania