

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 3217/2025

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:

**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 writ of execution issues by plaintiff:

To case number 2025-03217

ALL the surface of all that certain lot of land situated in the Township of Wright, Luzerne County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the center of a stone row on the Northerly side of the Wilkes-Barre and Hazleton Turnpike;

THENCE along the Northerly side of said Turnpike, North forty-eight degrees, thirty-three minutes East, two hundred forty-one feet more or less to a point in line of lands of Amos J. and Mary J. Lutz;

THENCE along the lands of said Amos J. and Mary J. Lutz, North thirty-five degrees, thirty-six minutes West three hundred and twenty-six and ninety-five one-hundredths feet to a point;

THENCE through lands of vendors North fifty-eight degrees thirty-nine minutes West fifty-four and three-tenths feet more or less to the center of a stone row and line of lands now or formerly of Fannie Line;

THENCE along the center of said stone row, South eight degrees, no minutes East four hundred and one and four one-hundredths feet to the place of BEGINNING.

CONTAINING one and fourteen one hundredths acres of land more or less.

PIN 64-M9-00A-016-000

BEING the same premises which Sam Pechinka and Lucille Pechinka, his wife, granted and conveyed unto Alexander E. Saba and Andrea L. Saba, husband and wife, by Deed dated November 25, 1992 and recorded February 11, 1993 in the Office of the Recorder of Deeds in and for the County of Luzerne in Deed Book 2447, Page 598.

Subject to the same conditions, exceptions, restrictions, easements, right of ways and reservations, as appear in all Deeds and Instruments forming the property's chain of title within Luzerne County, Pennsylvania.

Title to said premises is vested in Alexander R. Saba and Andrea L. Saba, his wife.

Property being known as: 479 South Main Road, Mountain Top, Pennsylvania 18707

Being Luzerne County tax parcel number and pin number: 64-M9-OOA-016-000

Improvements thereon consist of: a single-family home

Seized and taken in execution as the property of: Alexander E. Saba and Andrea L. Saba, his wife

Exhibit A

PROPERTY ADDRESS: 479 S MAIN RD, MOUNTAIN TOP, PA 18447

UPI / TAX PARCEL NUMBER: 64-M9-OOA-016-000

Seized and taken into execution to be sold as the property of ALEXANDER E SABA, ANDREA L SABA AND THE UNITED STATES OF AMERICA in suit of PS BANK, FORMERLY KNOW AS PEOPLES STATE BANK OF WYALUSING.

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Attorney for the Plaintiff:  
RINALDI & POVEROMO PC  
SCRANTON, PA 570-346-7441

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