

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 6813/2025

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.

By virtue of writ of execution issued by plaintiff: Truist Bank, formerly known as Branch Banking and Trust Company

To case number 202506813

ALL that certain piece, parcel or lot of land situate in the City of Hazleton, County of Luzerne and Commonwealth of Pennsylvania, being Lot No. 10, in Block No. 22 plot of plan of Hazleton Heights in said City, bounded and described as follows, to wit:

BEGINNING at a point, the northerly corner of the intersection of Thirwell Avenue and Cedar Street;

THENCE eastwardly along the northerly line of said Thirwell Avenue for a distance of thirty-two feet (32') to a point in the line dividing Lots Nos. 9 and 10;

THENCE extending of three thirty-two foot (32') width or breadth (between the easterly line of Cedar Street and the westerly line of Lot No. 9), in length or depth northwardly and at right angles with Thirwell Avenue for a distance of one hundred sixteen feet (116') to the southerly line of "E" Court;

Title to said premises is vested in Betty J. Kraynak by deed from ANNA KRAYNAK, WIDOW dated April 29, 1987 and recorded April 30, 1987 in Deed Book 2229, Page 244.

Property being known as: 201 Thirwell Avenue, Hazleton, Pennsylvania 18201

Improvements thereon consist of: Residential Dwelling

Seized and taken in execution as the property of: Betty J. Kraynak

PROPERTY ADDRESS: 201 THIRWELL AVE, HAZLETON, PA 18201

UPI / TAX PARCEL NUMBER: 71-U8NW34-001-001-000

Seized and taken into execution to be sold as the property of BETTY J KRAYNAK in suit of TRUIST BANK, FORMERLY KNOWN AS BRANCH BANKING AND TRUST COMPANY.

Attorney for the Plaintiff:
MCCABE, WEISBERG & CONWAY, LLC
PHILADELPHIA, PA 215-790-1010

BRIAN M. SZUMSKI, Sheriff
LUZERNE COUNTY, Pennsylvania