

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 4746/2025

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:

**FRIDAY, DECEMBER 05, 2025**  
**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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All that certain lot or parcel of ground situate, lying and located in Foster Township, Luzerne County, Pennsylvania, in the development known as Hickory Hills, bounded and described as follows, to wit:

LOT NO. JJ39 in Section 17 on Plot of Lots dated October 2, 1972, and approved by the Luzerne County Planning Commission on October 12, 1972 and recorded on November 8, 1972 in the Office of the Recorder of Deeds of Luzerne County in Map Book 30 at page 52 being a part of a certain sub-division plat drawn by Studer and McEldowney, Civil Engineers Surveyors of Clinton, New Jersey.

SAID LOT having a frontage on Gail Drive of 75.00 feet and a rear line of 75.00 feet: northerly side line of 150.00 feet and a southerly side line of 150.00 feet.

BEING THE SAME premises which Steve Levine and Lena Levine by Deed dated October 30, 1989 and recorded November 1, 1989 within the Luzerne County Recorder of Deeds in Record Book 2329 Page 277 conveyed unto Steve Levine and Lena Levine, husband and wife in fee.

Tax ID/ Parcel No. 23-Q11S8-010-009-000

a/k/a/ 39 Gail Road, aka Gail Drive, Hickory Hills, Lot #JJ39, Foster Township, Luzerne County, PA

PROPERTY ADDRESS: 39 GAIL RD AKA GAIL DR, HICKORY HILLS LOT #JJ39, WHITE HAVEN, PA 18661

UPI / TAX PARCEL NUMBER: 23-Q11S8-010-009-000

Seized and taken into execution to be sold as the property of LENA LEVINE AND STEVE LEVINE in suit of HICKORY HILLS PROPERTY OWNERS ASSOCIATION.

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Attorney for the Plaintiff:  
YOUNG & HAROS, LLC  
STROUDSBURG, PA 570-424-9800

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