

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 5151/2025

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.

By virtue of writ of execution issued by plaintiff: Citizens Bank, N.A.

To case number 202505151

LOT NO. 4, BLOCK NO. 13, UNIT NO. 1, OF THE LAKE OF THE FOUR SEASONS, A SUBDIVISION PARTIALLY, SITUATED IN THE TOWNSHIP OF BUTLER, LUZERNE COUNTY, PENNSYLVANIA, AS THE SAME APPEARS ON THE PLAT OF THE SUBDIVISION RECORDED AND FILED IN THE RECORDER OF DEEDS OFFICE OF LUZERNE COUNTY, PENNSYLVANIA, IN MAP BOOK 32, PAGES 1A TO 1F, ON THE 5TH DAY OF APRIL, 1973 AND ANY REVISION THEREOF.

NOTE: LEGAL CONSIDERED FROM THE DEED RECORDED ON 2/18/1988, IN BOOK 2260 PAGE 689.

Title to said premises is vested in David J. Strang by deed from JOHN P THOMAS AND KARIN E THOMAS, HIS WIFE dated February 16, 1988 and recorded February 18, 1988, in Deed Book 2260, Page 689. The said David J. Strang died on December 21, 2020, without a will or appointment of an Administrator, thereby vesting title in by operation of law.

Property being known as: 253 Four Seasons Drive, Drums, Pennsylvania 18222

Improvements thereon consist of: Residential Dwelling

Seized and taken in execution as the property of: Wilfred Miray, Administrator of the Estate of David J. Strang

PROPERTY ADDRESS: 253 FOUR SEASONS DR, DRUMS, PA 18222

UPI / TAX PARCEL NUMBER: 06-Q9S2-007-004-000

Seized and taken into execution to be sold as the property of MIRAY, WILFRED, ADMINISTATOR OF THE ESTATE OF DAVID J. STANG in suit of CITIZENS BANK, N.A..

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

BRIAN M. SZUMSKI, Sheriff
LUZERNE COUNTY, Pennsylvania