

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 4146/2025

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 a Writ of Execution issued by plaintiff: BANK OF AMERICA, NA

To Case No. 202504146

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF LUZERNE, STATE OF PENNSYLVANIA AND IS DESCRIBED AS FOLLOWS:

ALL THAT PARCEL OF LAND IN THE BOROUGH OF FREELAND, LUZERNE COUNTY, COMMONWEALTH OF PENNSYLVANIA, AS DESCRIBED IN DEED BOOK 2382, PAGE 732, ID# 22-09SE3-020-003-000, BEING KNOWN AND DESIGNATED AS:

ALL THOSE CERTAIN LOTS, PIECES, OR PARCELS OF LAND, SITUATE IN THE BOROUGH OF FREELAND, LUZERNE COUNTY, PENNSYLVANIA BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A POINT ON THE WEST SIDE OF CENTRE STREET, SAID POINT BEING THE SOUTHWEST CORNER OF THE INTERSECTION OF CENTRE STREET WITH SCHWABE STREET AND EXTENDING; THENCE, SOUTHWARDLY ALONG THE WESTERN SIDE OF CENTRE STREET A DISTANCE OF EIGHTY-FOUR AND TEN-TWELFTHS (84 10/12) FEET, MORE OR LESS, TO THE NORTHEASTERN CORNER OF LOT NO. 177; THENCE WESTWARDLY ALONG THE NORTHERN SIDE OF LOT NO. 177, A DISTANCE OF ONE HUNDRED THIRTY-THREE (133) FEET, MORE OR LESS, TO THE EASTERN SIDE OF A PUBLIC ALLEY; THENCE, NORTHWARDLY ALONG THE EASTERN SIDE OF SAID PUBLIC ALLEY A DISTANCE OF ONE HUNDRED THIRTY-THREE (133) FEET MORE OR LESS, TO A CORNER, BEING THE INTERSECTION OF SAID PUBLIC ALLEY WITH SCHWABE STREET; THENCE, IN A SOUTHEASTERLY DIRECTION ALONG THE SOUTHERN SIDE OF SCHWABE STREET, A DISTANCE OF ONE HUNDRED FORTY-ONE (141) FEET TO THE PLACE OF BEGINNING.

BEING LOTS 174, 15, 176 ON A CERTAIN PLOT OF LANDS OF THE FREELAND LAND AND IMPROVEMENT COMPANY AS PER MAP RECORDED IN LUZERNE COUNTY MAP BOOK NO. 1 PAGES 298-299.

Title to said premises is vested in Carl P. Nielsen, Jr., Widower and Holly D. Martin, Married, as Joint Tenants with the Right of Survivorship and not as Tenants in Common by the Deed from Carl P. Nielsen, Jr. dated 12/20/2007 and recorded 1/4/2008 in Record Book 3008, Page 3284.

Holly D. Martin departed this life on 12/6/2013.

Property being known as 1158-1160 Centre Street a/k/a 1160 Centre Street, Freeland, Pennsylvania 18224

Being Luzerne County Tax Parcel Number and PIN Number 22-Q9SE3-020-002-000.

Improvements thereon consist of: Residential property.

Seized and taken in execution as the property of: Lynn A. Kinney a/k/a Lynn Kinney, As Co-Executor of the Estate of Carl P. Nielsen, Jr. a/k/a Carl Peter Nielsen, Jr. a/k/a Carl P. Nielsen, Deceased and Jodie L. Walker f/k/a Jodie L. Smith, As Co-Executor of the Estate of Carl P. Nielsen, Jr. a/k/a Carl Peter Nielsen, Jr. a/k/a Carl P. Nielsen, Deceased

PROPERTY ADDRESS: 1158-1160 CENTRE ST, A/K/A 1160 CENTRE ST, FREELAND, PA 18224

UPI / TAX PARCEL NUMBER: 22-Q9SE3-020-002-000

Seized and taken into execution to be sold as the property of KINNEY, LYNN A A/K/A LYNN KINNEY, AS CO-EXECUTOR OF THE ESTATE OF CARL P. NIELSEN, JR A/K/A CARL PETER NIELSEN, JR A/K/A CARL P. NIELSEN, DECEASED AND JODIE L. WALKER F/K/A JODIE L. SMITH, AS CO-EXECUTOR OF THE ESTATE OF CARL P. NIELSEN, JR A/K/A CARL PETER NIELSEN, JR A/K/A CARL P NIELSEN, DECEASED in suit of BANK OF AMERICA, N.A..

Attorney for the Plaintiff:
POWERS KIRN & ASSOCIATES LLC
TREVOSE, PA 215-942-2090

BRIAN M. SZUMSKI, Sheriff
LUZERNE COUNTY, Pennsylvania