

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 3443/2025

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.

All the surface and right of soil and of that lot and piece of land in the Borough of Luzerne, Luzerne County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING on the Westerly side of Walnut Street at a corner of land of George Hewitt, thence along said Hewitt lot South fifty-nine (59) degrees thirty (30) minutes West one hundred and thirty (130) feet to a corner; thence along line of Vaughn plot North thirty (30) degrees thirty (30) minutes West fifty (50) feet to a corner; thence by land of R.W. Ferrell North fifty-nine (59) degrees thirty (30) minutes East one hundred and thirty (130) feet to a Walnut Street; thence along Walnut Street South thirty (30) degrees thirty (30) minutes East fifty (50) feet to the beginning.

BEING Lot No. 83 on Bennet Plot.

PIN 41-G9NE2-010-015-000

Being the same premises which David A. Sromovski and Barbara Jean Sromovski, by Deed dated 10/02/2020 and recorded 10/21/2020, in the Office of the Recorder of Deeds in and for the County of Luzerne, in Deed Instrument No. 202051040, granted and conveyed unto Maurice Bowen and wife Caitlynn Bowen, in fee.

Tax Parcel: 41-G9NE2-010-015-000 aka 41G9NE2 010015000

Premises Being: 300 Walnut Street, Luzerne, PA 18709

PROPERTY ADDRESS: 300 WALNUT ST, LUZERNE, PA 18709

UPI / TAX PARCEL NUMBER: 41G9NE2 010015000

Seized and taken into execution to be sold as the property of CAITLYNN BOWEN AND MAURICE BOWEN in suit of ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC.

Attorney for the Plaintiff:
BROCK & SCOTT PLLC
KING OF PRUSSIA, PA 844-856-6646

BRIAN M. SZUMSKI, Sheriff
LUZERNE COUNTY, Pennsylvania