

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 3772/2025

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, FEBRUARY 06, 2026
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 that certain piece, parcel and lot of land situate in the City of Wilkes-Barre, Luzerne County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point twenty-eight and five one-hundredths (28.05) feet from a cut in the walk at the intersection of South Grant Street and Lynch Lane;

THENCE along South Grant Street North 47 degrees, 15 minutes East, forty-nine (49) feet to a corner in line of land now or late of William Angelo, et. ux.;

THENCE along line of same, North 42 degrees 22 minutes West, one hundred three and one-tenth (103.1) feet to a stake corner;

THENCE South 50 degrees 39 minutes West, forty-nine and seven one-hundredths (49.07) feet to land now or formerly of the Grantor and now of Ludwig Kaprinski;

THENCE along said Kaprinski's land, and THENCE along Lynch Lane, South 42 degrees 22 minutes East one hundred seven and six-tenths (107.6) feet to South Grant Street, the place of BEGINNING.

COAL and other minerals excepted and reserved.

BEING improved with a frame dwelling known as 479 South Grant Street, Wilkes-Barre, Pennsylvania, respectively.

PROPERTY ADDRESS: 479 SOUTH GRANT ST, WILKES BARRE, PA 18702

UPI / TAX PARCEL NUMBER: 73-I9NE3 -003-011-000

Seized and taken into execution to be sold as the property of ROSEMARIE BIELECKI in suit of NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING.

Attorney for the Plaintiff:
LEOPOLD & ASSOCIATES PLLC
ARMONK, NY 914-219-5787 X490

BRIAN M. SZUMSKI, Sheriff
LUZERNE COUNTY, Pennsylvania