

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 3336/2025

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 THOSE TWO CERTAIN pieces or parcels of land situate in the Township of Kingston, County of Luzerne and Commonwealth of Pennsylvania, bounded and described as follows:

**THE FIRST THEREOF:**

BEGINNING at a point on the Northwest corner of Hillside Street and Highland Avenue on plot hereinafter mentioned; thence in a Northwesterly direction along Hillside Street fifty (50) feet to line of Lot No. 39; thence in a Southwesterly direction along line of Lot No. 39 a distance of one hundred fifty (150) feet to line of Lot No. 37; thence in a Southwesterly direction along line of Lot No. 37 a distance of fifty (50) feet to line of Highland Avenue aforesaid; thence North 47 degrees 03 minutes East along line of said Highland Avenue one hundred fifty (150) feet to a corner, the place of beginning.

BEING Lot No. 38 in Section B on plot of "Trucksville Gardens" as revised, a map whereof is recorded in Luzerne County in Map Book 3, Page 3.

**THE SECOND THEREOF:**

ALL THAT CERTAIN lot known as Lot No. 39 in Section B on plot of "Trucksville Gardens"; as revised and a map whereof is recorded in Luzerne County in Map Book 3, Page 3, the said lot being fifty (50) feet in width in front on Hillside Street and extending of that width one hundred fifty (150) feet in depth, more or less.

THE ABOVE premises are known as No. 181 Hillside Street, Trucksville, Kingston Township, Pennsylvania.

UNDER AND SUBJECT, NEVERTHELESS, TO any and all conditions, covenants, declarations, easements, exceptions, survey notes, reservations, restrictions, rights-of-way, servitudes, leases and/or gas, oil, or any other mineral leases which may be of record or visible upon the ground.

TOGETHER with all and singular the buildings and improvements, way, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in any wise appertaining, and the reversions and remainders, rents, issues, and profits thereof, and all the estate, title interest, property, claim and demand whatsoever of them to the said Grantor, as well as in equity, of, in, and to the same.

TO HAVE AND TO HOLD the said premises, with all the buildings and improvements thereon erected, hereditaments and premises hereby granted or mentioned and intended so to be, with the appurtenances, unto the said Grantee, his heirs and assigns to and for the only proper use and behoof of said Grantee, his heirs and assigns, forever.

Title to said premises is vested in Michael F. Scott, by the Deed from Mary Ann Macri dated 10/24/2023 and recorded 11/01/2023 in Record Book 3023, Page 209275.

Improvements thereon consist of: Residential property.

PROPERTY ADDRESS: 181 EAST HILLSIDE ST, SHAVERTOWN, PA 18708

UPI / TAX PARCEL NUMBER: 35-F9S2 -012-010-000

Seized and taken into execution to be sold as the property of MICHAEL F SCOTT in suit of PENNYMAC LOAN SERVICES, LLC.

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

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