

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 16419/2009

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:

**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.

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By virtue of a Reissued Writ of Execution No.2009-16419, issued out of the Court of Common Pleas of Luzerne County, directed to me, there will be exposed to public sale, by vendue or outcry to the highest and best bidder, for cash, in the Luzerne County Courthouse, in the City of Wilkes-Barre, Luzerne County, Pennsylvania, on Friday, February 11, 2022, at 10:30 a.m., in the forenoon of the said day, all the right, title and interest of the Defendants in and to:

ALL that certain piece or parcel of land situate in the Township of Salem, Luzerne County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin on the southerly line of East Front Street at the Northeast corner of lands now or formerly of Ray and Dorothy Oplinger, said pin also being at the Northwest corner of lands now or formerly of Scott L. Fenstermacher Estate;

THENCE along the southerly line of East Front Street, North 69 degrees 26 minutes East, 64.60 feet to an iron pin on the easterly edge of a macadam driveway;

THENCE along the easterly edge of said driveway along other lands now or formerly of Scott L. Fenstermacher Estate, South 21 degrees 08 minutes 50 seconds East, 106.92 feet to a point on the northerly right-of-way of Township Route No. 403 (abandoned);

THENCE along said right-of-way, South 59 degrees 20 minutes West, 66.33 feet to a point at the Southeast corner of lands now or formerly of Ray and Dorothy Oplinger;

THENCE along the easterly line of lands now or formerly of said Oplinger, North 20 degrees 45 minutes West, 118.55 feet to the place of BEGINNING.

CONTAINING 7,325.82 square feet of land in all.

BEING the same premises conveyed to Jacqueline Ann Coslett Marcum by Deed of Scott Fenstermacher Coslett, dated March 31, 2005, and recorded in the Office of the Recorder of Deeds in and for Luzerne County in Record Book 3005, at Page 75706.

ALSO BEING the same premises conveyed to Jacqueline Pickard and Craig I. Pickard by Deed of Jacqueline Ann Coslett Marcum n/b/m Jacqueline Pickard, dated April 20, 2021, and recorded in the Office of the Recorder of Deeds in and for Luzerne County in Record Book 3021, at Page 106540.

The Property Identification Number for the above-described parcel is P3SW1 B006 L29B.

PREMISES improved with a single family frame dwelling more commonly known as 506 East Front Street, Berwick, Salem Township, Luzerne County, Pennsylvania.

UNDER and SUBJECT to the same reservations, conditions, restrictions, covenants, exceptions and easements as appear in prior chain of title.

TOGETHER with all buildings and improvements thereon.

NOTICE IS HEREBY GIVEN to all claimants and parties in interest, that the Sheriff will within thirty (30) days after the sale file a schedule of distribution in his office, where the same will be available for inspection and that distribution will be made in accordance with this schedule unless exceptions are filed to it within twenty (20) days or within twenty (20) days after the Sheriff's Sale if no schedule of distribution need be filed.

SEIZED AND TAKEN into execution at the suit of FAIRWAY CONSUMER DISCOUNT COMPANY against CRAIG I. PICKARD, CAROLINE ELIZABETH MARCUM, REBECCA DIANE MARCUM, and JESSICA MARIE MARCUM, heirs of JACQUELINE PICKARD a/k/a JACQUELINE ANN COSLETT MARCUM, Deceased, and will be sold by:

BRIAN M. SZUMSKI  
Sheriff of Luzerne County  
DAVID E. SCHWAGER  
Attorney

PROPERTY ADDRESS: 506 EAST FRONT ST, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: P3SW1 B006 L29B

Seized and taken into execution to be sold as the property of CRAIG I. PICKARD, INDIVIDUALLY AND HEIR OF JACQUELINE PICKARD A/K/A JACQUELINEANN COSLETT MARCUM, DECEASED, CAROLINE ELIZABETH MARCUM HEIR OF JACQUELINE PICKARD A/K/A JACQUELINE ANN COSLETT MARCUM, DECEASED, REBECCA DIANE MARCUM HEIR OF JACQUELINE PICKARD A/K/A JACQUELINE ANN COSLETT MARCUM, DECEASED AND JESSICA MARIE MARCUM HEIR OF JACQUELINE PICKARD A/K/A JACQUELINE ANN COSLETT MARCUM, DECEASED in suit of FAIRWAY CONSUMER DISCOUNT COMPANY.

Attorney for the Plaintiff:  
DAVID SCHWAGER, ESQ  
KINGSTON, PA 570-822-2929

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