

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 7057/2023

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, APRIL 05, 2024**  
**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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ALL THAT CERTAIN TRACT OR PARCEL OF LAND AND PREMISES, SITUATE, LYING AND BEING IN THE TOWNSHIP OF KINGSTON IN THE COUNTY OF LUZERNE AND COMMONWEALTH OF PENNSYLVANIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHWESTERLY SIDE LINE OF WOODBINE ROAD AND IN THE LINE BETWEEN LOTS NUMBER 65 AND 66 ON PLOT OF LOTS KNOWN AS "MIDWAY MANOR", HEREINAFTER MENTIONED;

THENCE FROM SAID BEGINNING POINT AND ALONG THE LINE BETWEEN SAID LOTS SOUTH SIXTY-THREE (63) DEGREES FIFTY (50) MINUTES WEST, ONE HUNDRED FORTY-FIVE (145.00) FEET TO A POINT COMMON TO LOTS NUMBERS 65, 66, 78 AND 79;

THENCE FROM SAID POINT AND ALONG THE LINE BETWEEN LOTS NUMBERS 65 AND 78, NORTH TWENTY-SIX (26) DEGREES TEN (10) MINUTES WEST, EIGHTY (80.00) FEET TO A POINT COMMON TO LOTS NUMBERS 68, 67, 77 AND 78;

THENCE FROM SAID POINT AND ALONG THE LINE BETWEEN LOTS NUMBERS 66 AND 67, NORTH SIXTY-THREE (63) DEGREES FIFTY (50) MINUTES EAST, ONE HUNDRED FORTY-FIVE (145.00) FEET TO A POINT IN THE AFORESAID SOUTHWESTERLY SIDE LINE OF WOODBINE ROAD;

THENCE FROM SAID POINT AND ALONG THE SOUTHWESTERLY SIDE LINE OF SAID ROAD, SOUTH TWENTY-SIX (26) DEGREES TEN MINUTES EAST, EIGHTY (80.00) FEET TO A POINT, THE PLACE OF BEGINNING

Title to said premises is vested in Joseph P. Rice by deed from JOSEPH P. RICE AND GAIL MARY ANN RICE, HIS WIFE dated August 15, 1986 and recorded August 19, 1986 in Deed Book 2203, Page 52. The said Joseph P. Rice died on April 7, 2021 without a will or appointment of an Administrator, thereby vesting title in Kathleen Wojtash, Known Surviving Heir of Joseph P. Rice and Unknown Surviving Heirs of Joseph P. Rice by operation of law.

Property being known as: 130 Woodbine Road, Shavertown, Pennsylvania 18708

Improvements thereon consist of: Residential Dwelling

PROPERTY ADDRESS: 130 WOODBINE RD, SHAVERTOWN, PA 18708

UPI / TAX PARCEL NUMBER: 35-E9S5 -0004-0009-000

Seized and taken into execution to be sold as the property of WOJTASH, KATHLEEN KNOWN SURVIVING HEIR OF JOSEPH P. RICE AND UNKNOWN SURVIVING HEIRS OF JOSEPH P. RICE in suit of CITIZENS BANK, N.A. F/K/A CITIZENS,N.A..

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Attorney for the Plaintiff:  
MCCABE WEISBERG & CONWAY, LLC  
PHILADELPHIA, PA 215-790-1010

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