

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 3030/2023

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:

**MONDAY, OCTOBER 07, 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 piece or parcel of land situate, lying and being in the Township of Jenkins, County of Luzerne and Commonwealth of Pennsylvania, bound and described as follows, to wit:

BEGINNING at a point in the division line between lands now or formerly of Pennsylvania Coal Company and lands now or formerly of the Hudson Coal Company, being also the division line between Jenkins Township and Laflin Borough, marking the southerly corner of a parcel of surface conveyed by Pennsylvania Coal Company to William Mudlock and wife, by deed of release and quit claim dated February 8, 1968;

THENCE North fifteen degrees forty five minutes West (N. 15 degree 45'W.) along the southwesterly line of said parcel of surface conveyed to William Mudlock and wife, two hundred twenty two (222) feet to the westerly corner thereof;

THENCE along line of other lands of Pennsylvania Coal Company South sixty six degrees thirty two minutes West (S. 66 degrees 32'W.) fifty six and ninety four one hundredths (56.94) feet to a point marking the northerly corner of a parcel of surface conveyed by Pennsylvania Coal Company to Mrs. Ann Chropcho and others, by deed dated March 14, 1968;

THENCE South seventeen degrees nineteen minutes East (S. 17 degrees 19'E.) along the northeasterly line of said last mentioned parcel of surface two hundred twenty one and twenty seven one-hundredths (221.27) feet to a point in the aforesaid division line between lands of Pennsylvania Coal Company and lands now or formerly of the Hudson Coal Company, (previously erroneously as the Hudson Coal Company);

THENCE North sixty six degrees thirty two minutes East (N. 66 degrees 32'E.) along said division line fifty and eight three one-hundredths (50.83) feet to the place of beginning.

EXCEPTING therefrom that portion of Main Street, also known as Howe Street or State Highway Legislative Route 40172.

CONTAINING exclusive of said exception, an area of ten thousand eight hundred thirty three (10,833) square feet, more or less, comprising part of Lots numbered 14 and 15 on Main Street, also known as Howe Street, as per map of Pennsylvania Coal Company and being part of the Benjamin Saylor Tract (part of Lot No. 17 in the First Division of Certified Pittston Township, now Jenkins Township) conveyed to Pennsylvania Coal Company by Fanning C. Tucker, et al., Trustees, by deed dated May 30, 1851, recorded in Luzerne County Deed Book No. 53 at Page 117 et seq.

BEING THE SAME premises in that certain deed of August 12, 2008 from John W. Drahus, Executor of the Estate of Lillian L. Drahus a/k/a Lillian Drahus, late of Jenkins Township, Luzerne County, Pennsylvania, John Drahus, Jr. a/k/a John W. Drahus, individually, of Plains, Luzerne County, Pennsylvania, Carol A. Wisloski, of Woodbridge, Virginia by her agent, John W. Drahus, and Joseph Drahus, of West Wyoming, Luzerne County, Pennsylvania to Richard Cundiff and Barbara Cundiff, his wife of Trucksville, Luzerne County, Pennsylvania and recorded in the office of Recorder of Deeds in and for the County of Luzerne in Deed Book 3008 at page 184633.

Thereafter, the said Richard Cundiff died on October 10, 2011, survived by his wife, Barbara Cundiff, Grantor herein, in whom entire title to the above described premises vested by

UNDER AND SUBJECT TO the same covenants, conditions, restrictions, exceptions, easements, conveyances, agreements, advances and reservations as contained in the chain of title.

Title to said premises is vested in LEETHA J CUNDIFF A/K/A LETHA CUNDIFF A/K/A LETHA JONES

Property being known as: 230 E SAYLOR AVENUE F/K/A RR 10 MAIN STREET WILKES BARRE, PA 18702

Being Luzerne county tax parcel number and pin number: 33-F 11S2 -001-022-000

Improvements thereon consist of: RESIDENTIAL PROPERTY

PROPERTY ADDRESS: 230 E SAYLOR AVE F/K/A RR 10 MAIN ST, WILKES BARRE, PA 18702

UPI / TAX PARCEL NUMBER: 33-F11S2 -001-022-000

Seized and taken into execution to be sold as the property of LETHA JONES, A/K/A LETHA CUNDIFF in suit of  
SPECIALIZED LOAN SERVICING LLC.

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**Attorney for the Plaintiff:**  
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC  
MT. LAUREL, NJ 855-225-6906

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