

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 11748/2023

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:

**THURSDAY, JUNE 05, 2025**  
**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, bounded and described as follows:

BEGINNING at a point In the Southeasterly line of Main Street, also known as River Road or State Highway Legislative Route No. 5, distant thereon twenty-one and thirty-one one-hundredths (21.31) feet on a bearing of North seventy-one degrees twenty-four minutes East (N. 71° 24' E) from the Northerly corner of a parcel of surface conveyed by Pennsylvania Coal Company to John Begoss and Wife, be Deed dated May 15, 1896, and recorded in Luzerne County Deed Book No. 351 at page 559;

THENCE North seventy-one degrees twenty-four minutes East (N. 71° 24' E) along said line of Main Street, a distance of thirty-seven and sixty-nine one-hundredths (37.69) feet to the Westerly corner of. a parcel of surface conveyed by said Pennsylvania Coal Company to Louis Koziel by Deed dated April 10, 1967, being also the Westerly corner o lot No. 185 on said Main Street, as shown on map hereinafter referred to:

THENCE along the Southwesterly line of said Lot No. 185, South eighteen degrees thirty-six minutes East (S. 18° 36' E) a distance of two hundred twenty and fifty-eight one-hundredths (220.58) feet to the Northwesterly line of Friend Street;

THENCE along said last mentioned line, South fifty-eight degrees thirty-nine minutes West (S. 58° 39' W) a distance of ten and twenty-five one hundredths (10.25) feet to a corner;

THENCE along lines of other surface lands of the grantors herein as follows:

(1) North eighteen degrees thirty-six minutes West (N. 18° 36' W) a distance of one-hundred thirty and fifty-three one-hundredths (130.53) feet to a corner,

(2) South seventy-one degrees twenty-four minutes West (S 71° 24' W) a distance of twenty-five and fifty-one hundredths (25.51) feet to a corner, and

(3) North nineteen degrees fifty-seven minutes West (N. 19° 57' W)  
passing two and five tenths (2.5) feet Southwesterly as measured at right angles from the Southwesterly side of a two-story frame dwelling known as #1359 Main Street, a distance of ninety-two and thirty-six one hundredths (92.36) feet to the place of BEGINNING.

CONTAINING an area of four thousand six hundred seventy-four (4,674) square feet, more or less, comprising part of Lot No. 187 on said Main Street, as per map of said Pennsylvania Coal Company.

BEING the same lands conveyed to the Grantors by Deed dated September 08, 1974, and recorded in Deed Book 1835, Page 372.

SUBJECT to the same exceptions, reservations, and covenants in the chain of title.

BEING THE SAME PREMISES granted and conveyed unto Charles F. Burke, an individual, by virtue of a Deed between Cody Schlomer and Paulette Schlomer, his wife, dated July 2, 2010, and recorded in Luzerne County Recorder of Deeds Office on August 12, 2010, to Luzerne County Deed Book 3010, Page 133859, et seq., Instrument No. 5925846.

HAZARDOUS WASTE IS NOT BEING DISPOSED OF NOR HAS IT EVER BEEN DISPOSED OF ON THE PROPERTY CONVEYED HEREIN BY THE GRANTOR'S OR TO THE GRANTOR'S KNOWLEDGE. A HAZARDOUS SUBSTANCE IS DEFINED AT SECTION 103 OF THE PENNSYLVANIA HAZARDOUS SITES CLEAN ACT, ACT NO. 108 OF 1988, HAS NEVER BEEN DISPOSED AND IS NOT PRESENTLY BEING DISPOSED BY THE GRANTOR'S NAMED HEREIN OR TO THE GRANTOR'S ACTUAL KNOWLEDGE, IN OR ON THE PREMISES IN QUESTION.

NOTICE - THIS DOCUMENT MAY NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL AND IN THAT CONNECTION DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR STRUCTURE ON OR IN SUCH LAND. THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTHERWISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT. (This notice is set forth in the manner provided in Section 1 of the Act of July 17, 1957, P.L., 984 as amended, and is not intended as notice of unrecorded instruments, if any.)

IMPROVED PROPERTY BEING KNOWN AS: 1359 Main Street, Pittston, PA 18640

IMPROVEMENTS THEREON CONSIST OF: Commercial real estate building

PROPERTY IDENTIFICATION NUMBER OF THE ABOVE-DESCRIBED PARCEL:

33-C-43-R-D80-1-D1-1

MAP/PARCEL/PLATE: 33-E11S2-007-012

PROPERTY ADDRESS: 1359 MAIN ST, PITTSTON, PA 18640

UPI / TAX PARCEL NUMBER: 33-E11S2-007-012

Seized and taken into execution to be sold as the property of BURKE, CHARLES A/K/A CHARLES F BURKE in suit of PEOPLES SECURITY BANK & TRUST CO., SUCCESSOR IN INTEREST TO PEOPLES NEIGHBORHOOD BANK, NOW BY ASSIGNMENT, FAIRPORT ASSETT MANAGEMENT, LLC.

Attorney for the Plaintiff:  
HOURIGAN, KLUGER & QUINN  
KINGSTON, PA 570-287-3000

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