

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 5131/2023

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, 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.

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By virtue of writ of execution issued by plaintiff: NewRez LLC d/b/a Shellpoint Mortgage Servicing

To case number: 202305131

All the surface only of that surface only of that certain piece or parcel of land situate in the City of Wilkes-Barre, County of Luzerne and State of Pennsylvania, bounded and described as follows:

Beginning on the southeasterly side of Madison Street, forty (40') feet southwest from Beaumont Avenue;

Thence South 30 degrees 40' East one hundred five (105') feet to a five (5') foot alley;

Thence along the same, South 55 degrees 0' West forty (40') feet to Lot No. 35;

Thence along the same, North 34 degrees 40' West one hundred five (105') feet to Madison Street;

Thence along the same, North 55 degrees 20' East forty (40') feet to Lot No. 37, the place of beginning.

Containing 4,200 square feet of land, more or less, being Lot No. 38 as shown on plot of Beaumont Place.

TITLE TO SAID PREMISES IS VESTED IN Charles A. Idell and Debora L. Idell, from the City of Wiles-Barre, Deed dated 8/13/2001, recorded on 8/21/2001 in Deed Book 3001, Page 153871.

By Virtue of death of said Charles A. Idell on 1/1/2009 title vest solely in Debora L. Idell, his wife.

Property being known as 93 Madison Street, Wilkes Barre, PA 18702

Being Luzerne County Tax Parcel Number and PIN Number: 73-H10NW4-022-019-000

Improvements consist of: Residential Dwelling

Seized and taken in execution as the property of: Debora L. Idell

PROPERTY ADDRESS: 93 MADISON ST, WILKES BARRE, PA 18702

UPI / TAX PARCEL NUMBER: 73-H10NW4-022-019-000

Seized and taken into execution to be sold as the property of DEBORA L IDELL in suit of NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING.

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**Attorney for the Plaintiff:**  
PINCUS LAW GROUP PLLC  
MARLTON, NJ 484-575-2201

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