

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 10655/2023

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 04, 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.

By virtue of writ of execution issued by plaintiff:

THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK, AS SUCCESSOR IN INTEREST TO JPMORGAN CHASE BANK, AS TRUSTEE FOR CENTEX HOME EQUITY LOAN TRUST 2004-D

To case number 2023-10655

ALL that certain piece or parcel of land situate in the Borough of Plymouth, County of Luzerne and Commonwealth of Pennsylvania, more particularly bounded and described as follows:

BEGINNING at a corner on Blair Street in line of land now or late of John Barton;

THENCE along line of land now or late of said Barton and land now or late of John Dworozniak, South 57 degrees and 35 minutes West, 121.05 feet to a corner in line of land now or late of R. N. Smith Estate;

THENCE along line of land now or late of R. N. Smith Estate, North 34 degrees and 37 minutes West, 67 feet to a corner;

THENCE still along line of land now or late of R. N. Smith Estate, South 56 degrees and 55 minutes West, 80 feet to a corner in line of land now or late of Plymouth Borough School District;

THENCE along line of land now or late of said school district, North 34 degrees West, 51.15 feet to a corner in line of land now or late of Michael Prounshack;

THENCE along line of land now or late of said Michael Prounshack, North 56 degrees and 44 minutes East, 203.65 feet to a corner on Blair Street aforesaid;

THENCE along Blair Street South 33 degrees and 5 minutes East, 120.18 feet to the place of BEGINNING.

UNDER AND SUBJECT TO and together with the same reservations, covenants, restrictions, conditions, exceptions and easements as appear in the chain of title.

BEING the same premises conveyed to Kathryn Kachmarski by Deed dated February 3, 1994, from Sophie Sipsky, widow, recorded February 4, 1994, in Luzerne County Deed Book 2482, Page 950. David Kachmarski joins in this Deed to convey any interest he may have in the property as the husband of Kathryn Kachmarski.

Title to said premises is vested in LYNNE M. FORTE

Property being known as: 23 BLAIR STREET PLYMOUTH, PA 18651

Being Luzerne county tax parcel number and pin number: 48-18NW2-017-013-000

Improvements thereon consist of: RESIDENTIAL PROPERTY

Seized and taken in execution as the property of: LYNNE M. FORTE

PROPERTY ADDRESS: 23 BLAIR ST, PLYMOUTH, PA 18651

UPI / TAX PARCEL NUMBER: 48-I8NW2-017-013-000

Seized and taken into execution to be sold as the property of FORTE, ANTHONY IN HIS CAPACITY AS HEIR OF LYNNE M. FORTE AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT TITLE, OR INTEREST FROM OR UNDER LYNNE M FORTE in suit of THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK, AS SUCCESSOR IN INTEREST TO JPMORGAN CHASE BANK, AS TRUSTEE FOR CENTEX HOME EQUITY LOAN TRUST 2004-D.

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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