

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 10251/2023

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.

ALL THAT CERTAIN piece, parcel and tract of land situate in the Township of Ross, County of Luzerne, State of Pennsylvania, designated as Lot No. 38 of the Zeisloft Subdivision in Map Book 41 Pages 14-15, which said lot of land is bounded and described more fully as follows:

BEGINNING at a point in the centerline of a 50 foot wide right-of-way and easement through the plot of lots of Zeisloft Construction Company's Subdivision to the Township of Ross, County of Luzerne, State of Pennsylvania, as prepared by T. Bryce James and Associates by draft of survey dated January 18, 1980 said right and easement through the said plotted subdivision and to Pennsylvania State Highway Traffic Route No. 118, said point being at the Northeasterly corner of Lot No. 39; thence along and through the centerline of said 50 foot wide right-of-way, North 2 degrees 12 minutes West 100.00 feet to a point in the centerline of said right-of-way and said point being at the Southeasterly corner of Lot No. 37; thence along the Southerly line of Lot No. 37 North 89 degrees 8 minutes 30 seconds West 916.46 feet to a point in line of lands of Mahally; thence along the lands of Mahally South 5 degrees 30 minutes 10 seconds West 310.00 feet to a point being at the Northwesterly corner of Lot No. 39; thence along the Northerly line of said Lot No. 39 North 78 degrees 24 minutes 20 seconds East 969.72 feet to a point in the aforesaid 50 foot right-of-way and easement through the Zeisloft Construction Company's Subdivision and being the point and place of BEGINNING.

BEING designated Lot No. 38 of the plot of lots of Zeisloft Construction Company's Subdivision to Ross Township, Luzerne County, Pennsylvania as prepared by T. Bryce James and Associates, by draft of Survey dated January 18, 1980.

PARCEL NO.: 54-F4S3 -004-015-000

BEING the same parcel which was conveyed by Tiffany C. White by Deed dated November 16, 2012 and recorded November 19, 2012 in the Luzerne County Recorder of Deeds Office in Book 3012, Page 206194, Instrument No. 6034139 to Koren A. Gabel.

NOTICE – THIS DOCUMENT DOES 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).

Title to said premises is vested in: KOREN A. BOOTH A/K/A KOREN A. GABEL
Property being known as: 86 Creekside Lane, Sweet Valley, PA 18656

Being Luzerne County tax parcel number and pin number: 54-F4S3 -004-015-000

PROPERTY ADDRESS: 86 CREEKSIDE LN, SWEET VALLEY, PA 18656

UPI / TAX PARCEL NUMBER: 54-F4S3 -004-015-000

Seized and taken into execution to be sold as the property of BOOTH, KOREN A. A/K/A KOREN A GABEL in suit of WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST K.

Attorney for the Plaintiff:
HILL WALLACK LLP
YARDLEY, PA 215-579-7700

BRIAN M. SZUMSKI, Sheriff
LUZERNE COUNTY, Pennsylvania