

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2487/2024

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 07, 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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BEGINNING AT A CORNER ON THE NORTHWESTERLY SIDELINE OF CARVERTON ROAD, SAID CORNER BEING COMMON TO LANDS NOW OR FORMERLY OF GERALDINE STAUB,

THENCE ALONG THE LANDS NOW OR FORMERLY OF GERALDINE STAUB, NORTH 27 DEGREES 15 MINUTES WEST A DISTANCE OF TWO HUNDRED FORTY-SIX AND THIRTY-SIX HUNDREDTHS (246.36) FEET TO A CORNER IN LINE OF LOT NO, 25 OF WESTMORELAND HILLS AS ALLOTTED BY F. GORDON MATHERS, SAID LINE BEING DESIGNATED BY A STONE WALL,

THENCE ALONG SAID STONE WALL LINE OF LOT NO 25, SOUTH 59 DEGREES 50 MINUTES WEST A DISTANCE OF SIXTY THREE AND FORTY TWO HUNDREDTHS (63.42) FEET TO A CORNER AT THE INTERSECTION OF SAID STONE WALL WITH A SECOND STONE WALL LINE DIVIDING THE LANDS HEREIN DESCRIBED AND THE LANDS NOW OR FORMERLY OF CARL STAUB,

THENCE ALONG THE LANDS NOW OR FORMERLY OF CARL STAUB AND SAID STONE WALL DIVIDING LINE SOUTH 25 DEGREES 55 MINUTES EAST A DISTANCE OF TWO HUNDRED FORTY AND EIGHTY ONE HUNDREDTHS (240.81) FEET TO A CORNER LOCATED ON THE NORTHWESTERLY SIDELINE OF CARVERTON ROAD,

THENCE ALONG THE NORTHWESTERLY SIDELINE OF SAID ROAD A CHORD COURSE OF NORTH 64 DEGREES 44 MINUTES EAST A CHORD DISTANCE OF SIXTY EIGHT AND NINETY EIGHT HUNDREDTHS (68.98) FEET TO A POINT, THE PLACE OF BEGINNING

CONTAINING A TOTAL AREA OF (0.37) ACRE, BE THE SAME MORE OR LESS.

THIS BEING THE SAME PROPERTY CONVEYED TO HOHN T KOZEMKO AND JAMIE P KOZEMKO, HIS WIFE, BY DEED FROM F GORDON MATHERS, WIDOWER, DATED 07/08/1982 AND RECORDED ON 07/13/1982 IN BOOK 2076, PAGE 701, IN THE LUZERNE COUNTY RECORDERS OFFICE

Title to said premises is vested in Jamie P. Kozemko and John T. Kozemko, husband and wife, by deed from F Gordon Mathers dated October 25, 2021 and recorded November 23, 2021 in Instrument Number 202175814.

Improvements thereon consist of: Residential Dwelling

PROPERTY ADDRESS: 190 CARVERTON RD, TRUCKSVILLE, PA 18708

UPI / TAX PARCEL NUMBER: 35-E9S6 -004-07A-000

Seized and taken into execution to be sold as the property of JAMIE P KOZEMKO AND JOHN T KOZEMKO in suit of CITIZENS BANK, N.A..

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**Attorney for the Plaintiff:**  
MCCABE WEISBERG & CONWAY, LLC  
PHILADELPHIA, PA 215-790-1010

**EUGENE A. GURNARI, Interim Sheriff**  
LUZERNE COUNTY, Pennsylvania