

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2077/2024

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, AUGUST 01, 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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By virtue of writ of execution issued by plaintiff: CARRINGTON MORTGAGE SERVICES LLC

To case number 202402077

ALL the surface or right of soil of all that certain lot, piece or parcel of land, situate in the City of Wilkes-Barre, County Luzerne and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the northeasterly line of Matson Avenue at its intersection with the extension southwesterly of the center line of the partition of the double frame dwelling known as No, 320-322 Matson Avenue, said point of beginning being also distant four hundred seventy-six and two-tenths (476.2) feet Southeasterly, measured along said line of Matson Avenue from its intersection with Southeasterly line of North Scott Street; thence by other lands of the grantor herein, the following courses and distance; northeasterly, at right angles to said line of Matson Avenue, along said last mentioned extension and center line of partition wall and the extension northeasterly thereof, one hundred forty-four (144) feet; northwesterly, parallel with said line of Matson Avenue, forty-one and two-tenths (41.2) feet and southwesterly, at right angles to said last mentioned course, one hundred forty-four (144) feet more or less to the aforesaid line of Matson Avenue; thence southeasterly, along said last mentioned line, forty-one and two-tenths (41.2) feet more or less to the place of beginning. Containing thirteen one-hundredths (0-13) of an acre land, more or less.

BEING the same property as conveyed from Michael Polk and Theresa R. Polk, his wife to Henry W. Whitaker and Debra L. Whitaker, his wife as set forth in Deed Book 834, Page 760, dated 08/29/1974, recorded 08/30/1974, Luzerne County, Pennsylvania.

TOGETHER WITH AND SUBJECT TO the same exceptions. Reservations, and restrictions as appear in prior deed in chain of title.

Title to said premises is vested in HENRY W. WHITAKER, DECEASED  
Property being known as: 320 MATSON AVE WILKES BARRE, PA 18705  
Parcel 73-H10NE2-002-012-000  
Improvements thereon consist of: RESIDENTIAL PROPERTY  
Seized and taken in execution as the property of: HENRY W. WHITAKER, DECEASED

PROPERTY ADDRESS: 320 MATSON AVE, WILKES BARRE, PA 18705

UPI / TAX PARCEL NUMBER: 73-H10NE2-002-012-000

Seized and taken into execution to be sold as the property of KOPIAK, CANDACE IN HER CAPACITY AS HEIR OF HENRY W. WHITAKER AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS, OR ASSOCIATIONS UNDER HENRY W. WHITAKER in suit of CARRINGTON MORTGAGE SERVICES, LLC.

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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