

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 10824/2022

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: NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING

To case number 202210824

ALL that piece or parcel of land situate In the Borough of Kingston, County of Luzerne and Commonwealth of Pennsylvania, bounded and described as follows, to wit
BEGINNING at a corner on Zerby Avenue (formerly Slocum Street), same being also corner of land late of Solomon Hirsch and now or late of Rt. Rev. M.J. Hoban, Trustee.

THENCE along said Zerby Avenue, North 54 degrees 48 minutes East, forty (40.00) feet to Lot

THENCE along said Lot 2, North 34 degrees 30 minutes West, one hundred twenty three and ninety two one hundredths (123.92) feet to Lot 33;

THENCE along the line of said Lot 33, South 55 degrees 30 minutes West, forty (40.00) feet to land Into of Solomon Hirsch and now or late of Rt. Rev. M.J. Hoban, Trustee;

THENCE along said land, South 34 degrees 30 minutes East, one hundred twenty four and four tenths (124.4) feet to Zerby Avenue, THE PLACE OF BEGINNING.

BEING all of Lot 1 OD Plot of Lots of Wilkes-Barre Deposit and Savings Bank, which plot is recorded Luzerne County Map Book Z at page 41.

PROPERTY IDENTIFICATION NUMBER: G9 SE1 024 019.

BEING the same premises conveyed to David M. Staub and Cindy M. Herstek by deed of Serafine A. Moran, formerly Serafine Staub, dated January 23, 1997 and recorded in Luzerne County Deed Book 2590 at Page 60.

Title to said premises is vested in JOHN P. KOPICKI, DECEASED
JOHN P. KOPICKI DIED ON OR ABOUT 10/17,2022

Property being known as: 262 ZERBY AVE KINGSTON, PA 18704

Being Luzerne county tax parcel number and pin number: G9 SE1-024-019-000

Improvements thereon consist of: RESIDENTIAL PROPERTY

Seized and taken in execution as the property of: JOHN P. KOPICKI, DECEASED

PROPERTY ADDRESS: 262 ZERBY AVE, KINGSTON, PA 18704

UPI / TAX PARCEL NUMBER: G9SE1-024-019-000

Seized and taken into execution to be sold as the property of KOPICKI, MARK IN HIS CAPACITY AS HEIR OF JOHN P. KOPICKI, BUSS, CAROL IN HER CAPACITY AS HEIR OF JOHN P. KOPICKI AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS, CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER JOHN P. KOPICKI in suit of NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING.

Attorney for the Plaintiff:
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
MT. LAUREL, NJ 855-225-6906

BRIAN M. SZUMSKI, Sheriff
LUZERNE COUNTY, Pennsylvania