

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 6827/2024

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:

**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 a Writ of Execution No. \_\_\_\_\_ issued out of the Court of Common Pleas of Luzerne County, directed to me, there will be exposed to public sale, by vendue or outcry to the highest and best bidders, for cash, in the Courthouse, in the City of Wilkes-Barre, Luzerne County, Pennsylvania, on February 7, 2025 at 10:30AM, in the forenoon of the said day, all the right, title and interest of the Defendant(s) in and to:

All that certain lot or piece of ground situate in Edwardsville Borough, County of Luzerne, Commonwealth of Pennsylvania, bounded and described as follows, to wit:

Being half of lot having a frontage of twenty five (25) feet on said Hillside Avenue and running back at right angles thereof in a Southerly direction a uniform width of twenty five (25) feet to an alley a distance of one hundred and fifty (150) feet.

Being the first half of Lot No. 89 of the Hillside Estate and delineated on the plot of lots thereof, which said plot is recorded in the Office of the Recorder of Deeds in and for Luzerne County in Deed Book No. 232, Page 522.

Being the same property conveyed to Nicholas T. Rader, single who acquired title by virtue of a deed from Joseph Gronchick and Karen Ann Gronchick, his wife, dated October 9, 2009, recorded October 13, 2009, as Instrument Number 5890300, and recorded in Book 3009, Page 205355, Office of the Recorder of Deeds, Luzerne County, Pennsylvania.

Premises improved with a single family dwelling more commonly known as 330 Hillside Avenue, Edwardsville, AKA Edwardsville Boro, PA 18704

Under and Subject to and together with the same reservations, conditions, restrictions, covenants, exceptions and easements as appear in prior chain of title.

Together with all buildings and improvements thereon.

The Property Identification Number of the above-described parcel is 18-G9S4-008-005-000.

Plate No. 18-7-23-3

Notice is hereby given to all claimants and parties in interest that the Sheriff will within thirty (30) days thereafter file a distribution in his office, where the same will be available for inspection and the distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter.

Seized and taken into execution at the suit of Wells Fargo Bank, N.A. against Nicholas T. Rader, et al., and will be sold by:

Brian Szumski, Sheriff of Luzerne County

Katherine M. Wolf, Esquire  
Meredith H. Wooters, Esquire  
Kimberly J. Hong, Esquire  
Michael E. Carleton, Esquire  
Cristina L. Connor, Esquire  
Ed E. Qaqish, Esquire

MDK Legal  
P. O. Box 165028  
Columbus, OH 43216-5028  
614-220-5611

PROPERTY ADDRESS: 330 HILLSIDE AVE, EDWARDSVILLE, PA 18704

UPI / TAX PARCEL NUMBER: 18-G9S4-008-005-000

Seized and taken into execution to be sold as the property of NICHOLAS T RADAR in suit of WELLS FARGO BANK,  
N.A..

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Attorney for the Plaintiff:  
MANLEY DEAS KOCHALSKI LLC  
COLUMBUS, OH 614-220-5611

**BRIAN M. SZUMSKI, Sheriff**  
LUZERNE COUNTY, Pennsylvania