

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 8455/2024

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 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 the surface or right of soil in and to all that certain piece, parcel or lot of land situate, lying and being in the 12th Ward, City of Wilkes-Barre, Luzerne County, Pennsylvania, bounded and described as follows:

BEGINNING at that corner located on the point where the Northwesterly side of Farley Street intersects the Northeasterly side of McCarragher Street;

THENCE (1) from said beginning corner and along the said Northwesterly side of Farley Street, North 43 degrees 49' East, eighty (80) feet to a corner located in line of lot conveyed to Gerald N. Hart by Deed dated January 4, 1923;

THENCE (2) along last mentioned line of Hart lot, North 46 degrees 17' West, forty (40) feet to a corner located in line of lot conveyed to William J. Myers and Wife, by Deed dated January 24, 1924;

THENCE (3) from last mentioned corner and along said line of Myers lot, South 43 degrees 49' West, eighty (80) feet to a corner located on the northeasterly side of McCarragher Street aforesaid; and

THENCE (4) along said northeasterly side of the last mentioned street, South 46 degrees 17' East forty (40) feet to that corner, the place of BEGINNING.

Being the same property conveyed to Jacquelyn D. Kazoun who acquired title by virtue of a deed from Patricia Abdalla and Maureen Abdalla, his wife, dated August 23, 2019, recorded September 9, 2019, as Instrument Number 201948533, and recorded in Book 3019, Page 159754, Office of the Recorder of Deeds, Luzerne County, Pennsylvania.

Premises improved with a single family dwelling more commonly known as 134 McCarragher Street, Wilkes Barre, PA 18702

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 73-I9NE2-018-015-000.

Plate No. 73-13-2-401-5

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 NewRez LLC d/b/a Shellpoint Mortgage Servicing against Jacquelyn D. Kazoun, 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: 134 MCCARRAGHER ST, WILKES BARRE, PA 18702

UPI / TAX PARCEL NUMBER: 73-I9NE2-018-015-000

Seized and taken into execution to be sold as the property of JACQUELYN D KAZOUN in suit of NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING.

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

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