

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 5319/2024

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 that certain lot known as Lot H-10, Block H, Revised Sections 1 and 2, at Hickory Hills, in Foster Township, Luzerne County, Pennsylvania, and being encompassed and included within a subdivision plat drawn by L.A. Acterman, Jr., P.E., of East Stroudsburg, Pennsylvania, known as Revised Sections 1 and 2, of Hickory Hills, Inc., dated Revised 13 August 1963, Revised August 29, 1963, Revised 6 May, 1965, and approved on the 13th day of May, 1965, by the Luzerne County Planning Commission and duly filed and recorded on March 17, 1967, in the office for the Recording of Deeds in and For Luzerne County and a subdivision plat drawn by L.A. Achterman, Jr., P.E., of East Stroudsburg, PA, known as Section 3 of Hickory Hills, Inc., dated Revised May 6, 1965, and approved on the 13th day of May, 1965, by Luzerne County Planning Commission and also duly filed and recorded on March 17, 1967, in Office for the Recording of Deeds in and for Luzerne County, PA, situate on Woodhaven Drive, with a front boundary of 75 feet, with a rear boundary of 80.02 feet, with an eastern boundary of 145.84 feet, and with a western boundary of 144.46 Feet.

Being Lot No. 10, In Block "H", on plot of lots designated "Revised Section 1 and 2, Hickory Hills", recorded in Luzerne County Map Book 24, pages 23 and 24.

Being the same property conveyed to Michael Sabella who acquired title by virtue of a deed from Sylvia Fox, dated September 30, 1996, recorded September 30, 1996, as Instrument Number 5128966, and recorded in Book 2576, Page 1115, Office of the Recorder of Deeds, Luzerne County, Pennsylvania.

Premises improved with a single family dwelling more commonly known as 1013 Woodhaven Drive, White Haven, PA 18661

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 23-Q 11S1-007-006-000.

Plate No. 23-474-3-D81-4

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 PNC Bank, National Association against Michael Sabella, 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: 1013 WOODHAVEN DR, WHITE HAVEN, PA 18661

UPI / TAX PARCEL NUMBER: 23-Q11S1-007-006-000

Seized and taken into execution to be sold as the property of MICHAEL SABELLA in suit of PNC BANK, NATIONAL ASSOCIATION.

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

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