

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 8243/2023

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.

All that certain piece or parcel of land, situate in the City of Nanticoke, Luzerne County, Pennsylvania, bounded and described as follows:

Beginning at a point, said point being North 17 degrees 17 minutes West, three hundred one and forty-five one-hundredths (301.45) feet and South 71 degrees 12 minutes West, twenty-seven and fifty one-hundredths (27.50) feet and North 17 degrees 17 minutes West, twenty (20) feet from a cut stone situate at the intersection of Broad and Hanover Streets in the City of Nanticoke and along the Northerly side of Park Street South 71 degrees 12 minutes West fifty-eight (58) feet to a point;

Thence continuing along the Northerly side of Park Street South 71 degrees 12 minutes West forty-three (43) feet to a point situate along the Northerly side of Park Street;

Thence North 17 degrees 17 minutes West sixty-five (65) feet, more or less, to a point which is located four (4) feet distant from the Northerly boundary line of the property formerly of Michael Kotulak, et ux .;

Thence North 72 degrees 43 minutes East forty-three (43) feet on a course parallel to and four (4) feet from the Northerly boundary line of land formerly of Michael Kotulak, et ux. to a point;

Thence South 17 degrees 17 minutes East sixty-three (63) feet, more or less, to the place of beginning.

Parcel ID: 42-J 7SW 2-003-023

Commonly known as: 102 Park St, Nanticoke, PA 18634

BEING the same premises which Susan Yurchak, by Deed dated 10/24/2022 and recorded 12/2/2022 in the Office of the Recorder of Deeds in and for the County of Luzerne, in Deed Instrument Number 202273870, granted and conveyed unto Susan Yurchak and Crystal Yurchak mother and daughter, JTROS, in fee.

Tax Parcel: 42-J7SW2-003-023-000

Premises Being: 102 Park St, Nanticoke, PA 18634

PROPERTY ADDRESS: 102 PARK ST, NANTICOKE, PA 18634

UPI / TAX PARCEL NUMBER: 42-J 7SW 2-003-023

Seized and taken into execution to be sold as the property of CRYSTAL YURCHAK AND SUSAN YURCHAK in suit of LOANDEPOT.COM, LLC.

Attorney for the Plaintiff:  
BROCK & SCOTT PLLC  
KING OF PRUSSIA, PA 844-856-6646

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