

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 5184/2024

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:

THURSDAY, JUNE 05, 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.

The land hereinafter referred to is situated in the City of Mocanaqua, County of Luzerne, State of PA, and is described as follows:

All that certain lot piece or parcel of land situate, lying and being in the Village of Mocanaqua, Township of Conyngham, County of Luzerne and State of Pennsylvania, bounded and described as follows, to wit:

Being Lot No. 4 in Square or Block Number One (1) upon the Riverside Plot of West End Coal Company, which plot of lots is duly recorded in the Office of the Recorder of Deeds in and for Luzerne County in Map Book No. 3, at Page 178 and 179, as by reference thereto being had, the same will appear, and more particularly described as follows:

Beginning at a corner on the Northeasterly side of River Street in the Dividing line between Lots Nos. 3 and 4 in Block One (1) on the aforesaid Plot;

Thence along the dividing line of Lots No. 3 and 4 on the aforesaid plot, North 75 degrees 58 minutes East, One Hundred and Fifty (150) feet to a corner;

Thence South 14 degrees 2 minutes East, Fifty (50.00) feet to a corner dividing lots Nos. 4 and 5 on the aforesaid Plot;

Thence along the same, South 75 degrees 58 minutes West, One Hundred and Fifty (150.00) feet to the Northeasterly side of River Street aforesaid;

Thence along the same, North 14 degrees 2 minutes West, Fifty (50.00) feet to the place of beginning.

Being the same property conveyed from Anthony Wachulis, as corrected Anthony Waichulis and Leah Trocki, now by marriage Leah Waichulis, his wife to Leonard Sides, Jr. and Wladimir Sintscha, as tenants in common by deed dated November 18, 2009 and recorded April 21, 2010 in Instrument Number 5912626 in Book 3010 Page 64406, of Official Records.

APN: 09-M4S3-001-004-000

AND the said Wladimir Sintscha has departed this life on or about 09/03/2019, thereby vesting title of the mortgaged premises unto Leonard Sides Jr.

And the said Leonard Sides Jr. has departed this life on or about 09/06/2023, thereby vesting title of the mortgaged premises unto Harley Sullivan Sides, George A. Sintscha, and Unknown Heirs.

Tax Parcel: 09M4S3 001004000 AKA 09-M4S3 -001-004-000

Premises Being: 40-42 Italy Street, Mocanaqua, PA 18655

PROPERTY ADDRESS: 40-42 ITALY ST, MOCANAQUA, PA 18655

UPI / TAX PARCEL NUMBER: 09-M4S3 -001-004-000

Seized and taken into execution to be sold as the property of SIDES, HARLEY SULLIVAN A/K/A HARLEY SIDES, IN HIS CAPACITY AS ADMINISTRATOR AND HEIR OF THE ESTATE OF LEONARD SIDES JR, GEORGE A. SINTSCHA, A/K/A GEORGE SINTSCHA IN HIS CAPACITY AS HEIR OF THE ESTATE OF WLADIMIR SINTSCHA, DECEASED AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER WLADIMIR SINTSCHA, DECEASED in suit of NATIONSTAR MORTGAGE LLC.

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

BRIAN M. SZUMSKI, Sheriff
LUZERNE COUNTY, Pennsylvania