

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 9598/2021

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.

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By Virtue of a Writ of Execution Issued by: BANK OF AMERICA, N.A.

To: NO. 202109598

Land situated in the City of Pittston in the County of Luzerne in the State of PA

ALL that certain lot, piece or parcel of land situate in and being in the City of Pittston, County of Luzerne, and State of Pennsylvania, bounded and described to wit:

BEGINNING at a corner on the Northwesterly side of Parsonage Street, also a corner on an alley;

THENCE along Parsonage Street South 81 degrees 30 minutes West twenty-eight (28) feet to a corner of land now or formerly of August Formose, et al;

THENCE along said land of August Formose North 15 degrees West forty (40) feet to a corner:

THENCE South 81 degrees 30 minutes West two (2) feet to a corner of other lands now or late of said August Formose, et al;

THENCE along said land North 15 degrees West once hundred ten (110) feet to a corner on Panama Street;

THENCE along Panama Street North 81 degrees 30 minutes East thirty (30) feet to a corner on said alley;

THENCE along said alley south 15 degrees East one hundred fifty (150) feet to the place of beginning.

TITLE TO SAID PREMISES VESTED IN LEO J. RIBAUDO, Now Deceased deeded by LEO J. RIBAUDO AND MATILDA RIBAUDO, HIS WIFE Dated: June 19, 1981 Recorded: June 23, 1981 Bk/Pg #:2049/733.

PROPERTY BEING KNOWN AS: 226 Parsonage Street  
Pittston, PA 18640

Being PIN #: E11NE2 B3 L20

Improvements thereon consist of RESIDENTIAL

Seized and taken in execution as the property of: The Unknown Heirs of LEO J. RIBAUDO Deceased and CHRISTOPHER RIBAUDO Solely in His Capacity as Heir of LEO J. RIBAUDO, Deceased

PROPERTY ADDRESS: 226 PARSONAGE ST, PITTSTON, PA 18640

UPI / TAX PARCEL NUMBER: E11NE2 B3 L20

Seized and taken into execution to be sold as the property of RIBAUDO, CHRISTOPHER RIBAUDO SOLELY IN HIS CAPACITY AS HEIR OF LEO J. RIBAUDO, DECEASED AND THE UNKNOWN HEIRS OF LEO J. RIBAUDO, DECEASED in suit of BANK OF AMERICA, N.A..

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**Attorney for the Plaintiff:**  
KML LAW GROUP  
PHILADELPHIA, PA 215-627-1322

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