

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 5916/2024

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.

By Virtue of a Writ of Execution Issued by: M&T BANK

To: NO. 202405916

ALL that certain Lot or Piece of Ground Situate in Bear Creek Township, County of Luzerne, Commonwealth of Pennsylvania, Bounded and Described as follows, to wit:

BEGINNING at a stake corner at the Southerly Edge of New Concrete Boulevard;

THENCE along the Line of Lot #3, South Sixty-One (61) Degrees, Thirty (30) Minutes East, Two Hundred Seventy-Eight (278) Feet to a Stake Corner on the Line of Lot #6;

THENCE along the Line of Lot #6, South Twenty-Eight (28) Degrees, Forty-Five (45) Minutes West, Thirty-Three (33) Feet to a stake corner, the same being the Northeasterly Corer of Lot #5;

THENCE Along the Line of Lot #5, North Sixty-One (61) Degrees, Thirty (30) Minutes West, Two Hundred Sixty-Five (265) Feet to the Southerly Edge of the Boulevard;

THENCE Along the Line Edge of the Boulevard in a Northeasterly Direction, Thirty-Six (36) Feet to the point of beginning.

BEING Lot #4 as designated on plot of lots of Frederick Yale.

CONTAINING Nine Thousand Two Hundred Fifteen (9,215) Square Feet of Land.

Whereas the Deed Recorded 4/12/2022 as Instrument No: 202224815, Book 3022 Page: 103637 and Mortgage Recorded 4/12/2022 As Instrument No: 202224816, Book: 3022 Page 103673 The Legal Description Shows a Scrivener's Error as to Northeasterly Corer of Lot #5 rather than Northeasterly Corner of Lot #5 and is herein corrected.

TITLE TO SAID PREMISES VESTED IN JENNA L. NOVAKOWSKI deeded by RANDELL S. MCGLYNN Dated: April 7, 2022 Recorded: April 12, 2022 Bk/Pg #: 3022/103637.

PROPERTY BEING KNOWN AS: 1211 Bear Creek Boulevard
Bear Creek Township, PA 18702

Being PIN #: 111S1 B4 L35

Improvements thereon consist of RESIDENTIAL

Seized and taken in execution as the property of: Jenna L. Novakowski

PROPERTY ADDRESS: 1211 BEAR CREEK BLVD, BEAR CREEK TWP, PA 18702

UPI / TAX PARCEL NUMBER: I11S1 B4 L35

Seized and taken into execution to be sold as the property of NOVAKOWSKI, JENNA L. A/K/A JENNA NOVAKOWSKI
in suit of M&T BANK.

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

BRIAN M. SZUMSKI, Sheriff
LUZERNE COUNTY, Pennsylvania