

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 3647/2024

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, 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 Writ of Execution issued by Plaintiff, Fidelity Bank

To Case Number: 202403647

ALL THAT CERTAIN piece, parcel or tract of land lying and being in the Township of Union, County of Luzerne and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a corner along the line of lands now or formerly of J. Vasicak at the intersection of two stone walls, also along the Southerly side of an old Township Road; Thence along the line of lands now or formerly of J. Vasicak, lands now or formerly of C. Palmieri, lands now or formerly of J. Golembewski, and lands now or formerly of J. Johnson, a line identified by an old stone wall, South 12 degrees 40 minutes 00 seconds East 1,108.98 feet to a corner intersection of stone walls; Thence along the line of lands now or formerly of Gary Borelli, along a line identified by an old stone wall, North 63 degrees 49 minutes 30 seconds East 726.27 feet to a corner, the intersection of two stone walls; Thence along a line through the lands of Robert Miller, one of the Granters herein, along a line identified by an old stone wall, North 5 degrees 33 minutes 05 seconds West 77.85 feet; Thence along the same, North 3 degrees 19 minutes 35 seconds East 63.87 feet; Thence along the same, North 2 degrees 47 minutes 20 seconds East, 77.30 feet; Thence along a line through the lands of Robert Miller North 9 degrees 57 minutes 40 seconds East, 140.55 feet to an iron pin corner; Thence along the same, South 85 degrees 39 minutes 20 seconds West 390.04 feet to an iron pin corner; Thence along a line through the lands of Robert Miller along a line identified by an old stone wall, North 4 degrees 53 minutes 50 seconds West 407.69 feet to a corner at the intersection of two stone walls; Thence along a line through the lands of Robert Miller along a line identified by an old stone wall along the Southerly side of an old Township Road, North 66 degrees 22 minutes 10 seconds West 257.35 feet; Thence along the same, South 86 degrees 10 minutes 05 seconds West 108.93 feet; Thence along the same, South 65 degrees 49 minutes 40 seconds West 165.55 feet to the place of beginning.

Containing 13.55 acres of land.

Also conveying an easement fifty (50) feet in width over the lands of Robert Miller, et ux., to be used for access to and from the above-described tract of land. Said easement is shown on map titled "R. Miller Subdivision-Union Township" dated May 2, 1995 as surveyed by Frank A. Grabowski, P.L.S. and recorded May 15, 1995 in Luzerne County Recorder of Deeds Office, Instrument Number 5071012.

BEING THE SAME PREMISES which Alice Miller and Robert J. Miller, her husband by Deed dated April 22, 2005 and recorded on May 3, 2005, in the Luzerne County Recorder of Deeds Office at Deed Book Volume 3005 at Page 102575, as Instrument No. 20055634698, granted and conveyed unto Robert J. Miller, Richard Miller and Becky Sue Trimble, as Joint Tenants with the Right of Survivorship and not as Tenants in Common. The said Richard Miller departed this life on or about August 6, 2023, thereby vesting title to Robert J. Miller and Becky Sue Trimble by operation of law. The said Robert J. Miller departed this life on or about July 25, 2024, thereby vesting title solely to Becky Sue Trimble by operation of law.

Property being known as 78 Miller Lane, Shickshinny, PA 18655

Being Luzerne County Parcel Identification Number 61-J4 -00A-22C-000

Improvements thereon consist of a Residential Dwelling

Seized and taken in execution as the property of Becky Sue Trimble

PROPERTY ADDRESS: 78 MILLER LANE, SHICKSHINNY, PA 18655

UPI / TAX PARCEL NUMBER: 61-J4 -00A-22C-000

**Seized and taken into execution to be sold as the property of BECKY SUE TRIMBLE in suit of FIDELITY BANK.**

**Attorney for the Plaintiff:**  
HLADIK ONORATO & FEDERMAN  
NORTH WALES, PA 215-855-9521

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