

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 10731/2024

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.

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By virtue of Writ of Execution issued by Plaintiff, Nationstar Mortgage LLC

To Case Number: 202410731

ALL THOSE CERTAIN parcels of land situate in the City of Wilkes-Barre, County of Luzerne and State of Pennsylvania, bounded and described as follows:

THE FIRST THEREOF:

BEGINNING at a corner located on the Easterly side of Farley Lane, said corner being twenty-five (25) feet distant, North six degrees East (N. 06° E.) along the Easterly side of Farley Lane from line of Lots Nos. 3 and 4 on the allotment laid down by Dana, Metcalf and Henry, said point being also in line of land sold to Carmine and Venerands Pisano; THENCE along said Pisano land, South eighty-four degrees East (S. 84° E.), one hundred (100) feet to a corner; THENCE North six degrees East (N. 06° E.), twenty-five (25) feet to a corner in line of Lot No. 2 of the aforesaid allotment; THENCE along line of Lot No. 2, being also along The Second Thereof herein conveyed, North eighty-four degrees West (N. 84° W.), one hundred (100) feet to a corner located on the aforesaid Easterly side of Farley Lane; THENCE along the Easterly side of same, South six degrees West (S. 06° W.), twenty-five (25) feet to a corner, the place of beginning.

THE SECOND THEREOF:

BEGINNING at a corner on an alley known as Farley Lane and sometimes designated on the maps of the City of Wilkes-Barre as Ritz Lane, said corner being the Northwesterly corner of Lot No. 1 on Plot of Dana Metcalf and Henry; THENCE along said alley in a Southwesterly direction fifty and five-tenths (50.5) feet, more or less, to a corner; THENCE still along said alley six and six-tenths (6.6) feet, more or less, to a corner of Lot No. 3 on said plot; THENCE along land formerly conveyed to Max Gelfand, et ux, being The First Thereof herein conveyed in a Southeasterly direction one hundred (100) feet to a corner; THENCE through Lot No. 2 on said plot, in a Northeasterly direction along lands now or late of Robert E. Crandall, et ux, and by line parallel with Hazle Street, fifty (50) feet, more or less, to line dividing said Lot No. 2 and Lot No. 1 on said plot; THENCE along said line in a Northwesterly direction about sixty-nine (69) feet to said Farley Lane, the place of beginning.

BEING the same property conveyed to Melissa Meade by Deed from James D. Loftus and Amy L. Loftus, husband and wife, dated November 25, 2005 and recorded December 6, 2005 in the Luzerne County Recorder of Deeds Office in Deed Book Volume 3005 at Page 327685.

Property being known as 28 Farley Lane, Wilkes-Barre, PA 18702

Being Luzerne County Parcel Identification Number 73-I9NE2-033-022-000

Improvements thereon consist of a Residential Dwelling

Seized and taken in execution as the property of Melissa Meade

PROPERTY ADDRESS: 28 FARLEY LANE, WILKES BARRE, PA 18702

UPI / TAX PARCEL NUMBER: 73-I9NE2-033-022-000

Seized and taken into execution to be sold as the property of MELISSA MEADE in suit of NATIONSTAR MORTGAGE LLC.

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

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