

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 10874/2024

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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THE FIRST THEREOF:

ALL THAT CERTAIN piece or parcel of land, situate in the City of Wilkes-Barre, County of Luzerne and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a corner of Northampton and Hillside Streets;

THENCE North 32 degrees 38 minutes West, 114 feet to a corner of Lot No. 8 now or formerly of Anthony Dombroski, et ux;

THENCE by land of said Lot No. 8, North 57 degrees 34 minutes East, 30 feet to a corner;

THENCE South 32 degrees 26 minutes East, 52.7 feet, more or less, to line between Lots Nos. 5 and 6;

THENCE South 48 degrees 30 minutes East, 33 feet, more or less, to a corner on Hillside Street;

THENCE along Hillside Street, South 19 degrees 30 minutes West, 49 feet to Northampton Street, the place of beginning.

SUBJECT to the same exceptions, reservations, restrictions, covenants, conditions and easements as are contained in prior Deeds in the chain of title.

IMPROVEMENTS thereon consist of: Residential building

PROPERTY IDENTIFICATION NUMBER OF THE ABOVE-DESCRIBED PREMISES:  
Map/Parcel/Plate: I10NW1-B013-L036

THE SECOND THEREOF:

ALL the surface and right of soil only of all that certain lot of land situate in the City of Wilkes-Barre, County of Luzerne and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point on Hillside Street, ninety-eight (98) feet from the northwest corner of Northampton Street;

THENCE at right angles to Hillside Street, North 70 degrees 30 minutes West, sixty-eight and six-tenths (68.6) feet to a corner of Lot No. 8;

THENCE South 57 degrees 34 minutes West, five (5) feet to a corner of Lot No. 7;

THENCE South 32 degrees 26 minutes East, fifty-two and seven-tenths (52.7) feet to a point on line between Lots

Nos. 5 and 6;

THENCE by line of Lot No. 6, South 48 degrees 30 minutes West, thirty-three (33) feet to Hillside Street;

THENCE along the westerly line of Hillside Street, North 19 degrees 30 minutes East, forty-nine (49) feet to the place of beginning.

BEING THE SAME PREMISES GRANTED AND CONVEYED unto CasterLine, LLC, a Pennsylvania limited liability company, by virtue of a Deed of Constance Plewniak, also known as Constance A. Plewniak, widow, by Deed dated July 23, 2010, and recorded in Luzerne County Recorder of Deeds office on July 28, 2010, to Luzerne County Record Book 3010, Pages 124717, et seq., Instrument No. 5924136.

IMPROVEMENTS thereon consist of: Land (building lots up to 2 acres in size)

PROPERTY IDENTIFICATION NUMBER OF THE ABOVE-DESCRIBED PREMISES:

Map/Parcel/Plate: I10NW1-B013-L035

PROPERTY BEING KNOWN AS: 103-107 Hillside Street, Wilkes-Barre, PA 18702

SUBJECT to the same exceptions, reservations, restrictions, covenants, and conditions as contained in prior deeds in chain of title.

TOGETHER with all and singular the buildings, improvements, ways, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances whatsoever thereunto belonging or in anywise appertaining, and the reversions and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of the said parties of the first part, in law, equity or otherwise, howsoever, in and to the same and every part thereof.

TO HAVE AND TO HOLD the said buildings, hereditaments and premises hereby granted or mentioned and intended so to be with the appurtenances, unto the said parties of the second part, their heirs and assigns, to and for the only proper use and behoof of the said parties of the second part, their heirs and assigns forever.

HAZARDOUS WASTE IS NEITHER BEING PRESENTLY DISPOSED OF NOR HAS EVER BEEN DISPOSED OF BY THE GRANTOR HEREIN NOR DOES THE GRANTOR HEREIN HAVE ANY ACTUAL KNOWLEDGE THAT HAZARDOUS WASTE HAS BEEN DISPOSED OF ON THE PREMISES HEREIN.

NOTICE - THIS DOCUMENT MAY NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL, AND, IN THAT CONNECTION, DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR OTHER STRUCTURE ON OR IN SUCH LAND. THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTHERWISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT.

PROPERTY ADDRESS: 103-107 HILLSIDE ST, WILKES BARRE, PA 18702

UPI / TAX PARCEL NUMBER: I10NW1-B013-L036 AND

**Seized and taken into execution to be sold as the property of CASTERLINE, LLC in suit of LUZERNE BANK.**

Attorney for the Plaintiff:  
HOURIGAN, KLUGER & QUINN  
KINGSTON, PA 570-287-3000

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