

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 8968/2024

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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ALL the surface or right of soil in and to those two (2) certain lots, pieces, or parcels of land, Situate in the 9th Ward of the City of Nanticoke, County of Luzerne, and Commonwealth of Pennsylvania, bounded and described as follows, to wit;

THE FIRST THEREOF;

BEGINNING at a point on the Southerly side of Ridge Street in said City at the Northwesterly corner of Lot No. 71 on Plot of lots hereinafter mentioned;

THENCE along the line of Ridge Street, Northwesterly thirty (30) feet to a point;

THENCE through Lot No. 71, Southeastwardly forty (40) feet to a corner on Lot No. 72;

THENCE along the line of Lot No. 72, Southwestwardly thirty (30) feet to a twelve (12) foot alley;

THENCE along the line of said alley, Northwestwardly forty (40) feet to the place of Beginning.

BEING the Westerly portion of Lot No. 71 of Block No. 4 of Plot of lots of the Kosciuszko Realty Company as recorded in Luzerne County Map Book 1, at Page 200

THE SECOND THEREOF:

BEGINNING on the Southerly side of Ridge Street in said City, thirty (30) feet Northeastwardly from the Northwest corner of Lot No. 71 on Plot of lots hereinafter mentioned;

THENCE along the line of Ridge Street, Northeastwardly three and five-tenths (3.5) feet to a point;

THENCE along the Westerly line of land now or formerly of Anthony Dombkowski and through Lot No. 71, Southeastwardly forty (40) feet to a point in the Northerly line of Lot No. 72;

THENCE along the line of Lot No. 72, Southwestwardly three and five tenths (3.5) feet to a point;

THENCE along land now or formerly of Susanna Hudak, Northwestwardly forty (40) feet tot Ridge Street, the place of Beginning.

BEING the same premises which William J. Voyton, by Deed dated February 4, 2022 and recorded February 9, 2022 in the Office of the Recorder of Deeds in and for the County of Luzerne in Record Book 3022, Page 40845, granted and conveyed unto Ginger Ann Evarts.

PARCEL ID: 42-J7SE2-001-001-000

COMMONLY KNOWN AS: 429 East Ridge Street, Nanticoke, PA 18634

TITLE TO SAID PREMISES IS VESTED IN:  
GINGER ANN EVARTS

PROPERTY BEING KNOWN AS: 429 East Ridge Street, Nanticoke, PA 18634

BEING LUZERNE COUNTY TAX PARCEL NUMBER AND PIN NUMBER: 42-J7SE2-001-001-000

PROPERTY ADDRESS: 429 EAST RIDGE ST, NANTICOKE, PA 18634

UPI / TAX PARCEL NUMBER: 42-J7SE2-001-001-000

Seized and taken into execution to be sold as the property of GINGER ANN EVARTS in suit of PLANET HOME LENDING, LLC.

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Attorney for the Plaintiff:  
HILL WALLACK LLP  
YARDLEY, PA 215-579-7700

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