

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 11676/2024

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:

THURSDAY, JUNE 05, 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.

All that certain piece or parcel of land situate in the Borough of Freeland, County of Luzerne, and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the west side of Birkbeck Street, said point being 128 feet, more or less, south from the south-west corner of the intersection of Foster Street and Birkbeck Streets; thence westwardly along the southern boundary of land of John R. Stoffa (D31640, Page 911), one hundred forty (140) feet to a point on the east side of an alley; thence southwardly along said alley, thirty-eight (38) feet, more or less, to a point on lands of Nellie Saricks (D31521, Page 1110); thence eastwardly along said lands, one hundred forty (140) feet, more or less, to a point on the west side of Birkbeck Street, thence northwardly along the west side of Birkbeck Street, thirty-eight (38) feet, more or less, to a point, the place of beginning.

BEING the same premises conveyed to Ronald Adomshick and Emily Adomshick, his wife by Deed of Helen Genevieve Fritzinger, widow dated March 9, 1970 and recorded in Luzerne County Deed Book 1687, Page 497. Whereas Ronald Adomshick passed away on October 14, 1996, leaving title vested solely in Emily Adomshick by law.

PARCEL ID: 22-Q9SE3-014-005-000

COMMONLY KNOWN AS: 1042 Birkbeck Street, Freeland, PA 18224

TITLE TO SAID PREMISES IS VESTED IN: EMILY ADOMSHICK
PROPERTY BEING KNOWN AS: 1042 Birkbeck Street, Freeland, PA 18224

BEING LUZERNE COUNTY TAX PARCEL NUMBER AND PIN NUMBER: 22-Q9SE3-014-005-000

PROPERTY ADDRESS: 1042 BIRKBECK ST, FREELAND, PA 18224

UPI / TAX PARCEL NUMBER: 22-Q9SE3-014-005-000

Seized and taken into execution to be sold as the property of EMILY ADOMSHICK in suit of WILMINGTON SAVINGS FUND, FSB, AS TRUSTEE OF UPLAND MORTGAGE LOAN TRUST A.

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

BRIAN M. SZUMSKI, Sheriff
LUZERNE COUNTY, Pennsylvania