

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 10983/2024

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:

**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 a Writ of Execution Issued by: SERVION INC. FKA C.U. MORTGAGE SERVICES, INC.

To: NO. 202410983

All that certain lot or piece of ground situate in Larksville Borough, County of Luzerne, Commonwealth of Pennsylvania, bounded and described as follows, to wit:

THE SAME being Lot No. 102 on plot of lots laid out by Lees, Lance and Marcy on lands purchased of Abram Nesbitt and others, conveyed by deed dated October 3, 1895, recorded in Luzerne County Deed Book Vol. 344, page 224. Said lot fronts on Second Street and is bounded on one side by Lot No. 101, on the other side by Lot No. 103 and rear by an alley; being forty (40) feet from and rear and one hundred forty (140) feet deep; said plot or map of lots being recorded in the office for recording deeds etc., in and for the County of Luzerne in Map Book No.1 at page 28.

TITLE TO SAID PREMISES VESTED IN Brian J. Raday and Kristina M. Raday, his wife deeded by Coleen A. Manning and Erdin Eugene Manning, his wife Dated: November 16, 2017 Recorded: November 17, 2017 Bk/Pg #: 3017/230846.

PROPERTY BEING KNOWN AS: 60 2nd Street

Larksville, PA 18651

Being

PIN #: H8S4 B1 L32

Improvements thereon consist of RESIDENTIAL

Seized and taken in execution as the property of: Brian J. Raday and Kristina M. Raday

PROPERTY ADDRESS: 60 2ND ST, LARKSVILLE, PA 18651

UPI / TAX PARCEL NUMBER: H8S4 B1 L32

Seized and taken into execution to be sold as the property of BRIAN J RADAY AND KRISTINA M RADAY in suit of SERVION INC. FKA C.U. MORTGAGE SERVICES, INC.

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Attorney for the Plaintiff:  
KML LAW GROUP  
PHILADELPHIA, PA 215-627-1322

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