

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 6953/2023

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 a Writ of Execution Issued by: LAKEVIEW LOAN SERVICING, LLC  
To: NO. 202306953

ALL that certain lot, piece or parcel of land situate in the Township of Dennison, County of Luzerne and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the West side of the Wilkes-Barre to White Haven-Freeland Road, which point is two hundred twenty-five (225) feet distant from the Southwest corner of the junction of a road westwardly towards Freeland with the first mentioned Wilkes-Barre to White Haven-Freeland Road (the junction of these two roads is almost directly West of the Murphy residence, which is located on the East side of the Wilkes-Barre to White Haven-Freeland Road) in the direction of White Haven, on the West side of the Wilkes-Barre to White Haven-Freeland Road;

THENCE along the West side of the said Wilkes-Barre to White Haven-Freeland Road (in a southerly direction) for a distance of one hundred fifty (150) FEET TO A POINT;

THENCE at right angles to this road in a westerly direction for a distance of two hundred (200) feet to a point;

THENCE in a northerly direction in a line parallel with the Wilkes-Barre to White Haven-Freeland Road for a distance of one hundred fifty (150) feet to a point;

THENCE in an easterly direction for a distance of two hundred (200) feet to the point of BEGINNING.

IMPROVED with a single frame dwelling, the former residence of Dr. Michael J. Slovak.

TITLE TO SAID PREMISES VESTED IN Thomas E. Wielgopolski, Sr, now deceased deeded by Michael J Slovak, II  
Dated: April 27, 2016 Recorded: May 9, 2016 Bk/Pg #: 3016/82854.

PROPERTY BEING KNOWN AS: 64 State Route 437

White Haven, PA 18661

Being PIN #: O12S3 B1 L6

Improvements thereon consist of RESIDENTIAL

Seized and taken in execution as the property of: The Unknown Heirs of THOMAS E. WIELGOPOLSKI SR., Deceased

PROPERTY ADDRESS: 64 STATE ROUTE 437, WHITE HAVEN, PA 18661

UPI / TAX PARCEL NUMBER: O12S3 B1 L6

Seized and taken into execution to be sold as the property of THE UNKNOWN HEIRS OF THOMAS E. WIELGOPOLSKI SR, DECEASED in suit of LAKEVIEW LOAN SERVICING, LLC.

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

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