

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 11563/2024

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, FEBRUARY 06, 2026**  
**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.

By virtue of a Writ of Execution No. \_\_\_\_\_ issued out of the Court of Common Pleas of Luzerne County, directed to me, there will be exposed to public sale, by vendue or outcry to the highest and best bidders, for cash, in the Courthouse, in the City of Wilkes-Barre, Luzerne County, Pennsylvania, on June 5, 2025 at 10:30AM, in the forenoon of the said day, all the right, title and interest of the Defendant(s) in and to:

The land referred to in this report is situated in the State of Pennsylvania County of Luzerne, City of Wilkes Barre (formerly the Borough of Parsons) and described as follows:

Being Lot No. 48 on Plot of Lots Laid out By Calvin Parsons, Deceased, A.D., 1872, Recorded In The Recorder's office In And For The Said County of Luzerne In Map Book No. 1, Pages 126 And 127, Bounded And Described As Follows, To Wit:

Beginning At A Corner of Lot No. 49 Sold To Mrs. Morgan on Govier (Formerly Ash Street) Street;

Thence South 89 Degrees 15 Minutes East, Fifty-Six (56) Feet And Six (6) Inches To A Corner;

Thence South 57 Degrees 30 Minutes East, Eighty-Nine (89) Feet And Eight (8) Inches To A Corner;

Thence North 89 Degrees 15 Minutes West, one Hundred And Thirty (130) Feet To A Corner on Govier (Formerly Ash Street) Street;

Thence North 45 Minutes West Along Covier (Formerly Ash Street) Street Fifty (50) Feet To The Place of Beginning.

Containing Four Thousand Six Hundred (4,600) Square Feet of Surface, More or Less.

Being the same property conveyed to Stephen Fasulka, Jr and Allison Fasulka who acquired title by virtue of a deed from Stephen Fasulka, Jr., surviving spouse of Elizabeth Fausulka who passed from this life on 04/6/2020 and Parent of Allison Fasulka, dated June 1, 2022, recorded September 26, 2022, as Instrument Number 202260749, Office of the Recorder of Deeds, Luzerne County, Pennsylvania.

Premises improved with a single family dwelling more commonly known as 99 Govier Street, Wilkes Barre, PA 18705

Under and Subject to and together with the same reservations, conditions, restrictions, covenants, exceptions and easements as appear in prior chain of title.

Together with all buildings and improvements thereon.

The Property Identification Number of the above-described parcel is 73-H10NE1-019-023-000.

Plate No. 73-17-155-2

Notice is hereby given to all claimants and parties in interest that the Sheriff will within thirty (30) days thereafter file a distribution in his office, where the same will be available for inspection and the distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter.

Seized and taken into execution at the suit of Newrez LLC d/b/a Shellpoint Mortgage Servicing against Stephen Fasulka, Jr., et al., and will be sold by:

Brian Szumski, Sheriff of Luzerne County

Katherine M. Wolf, Esquire  
Meredith H. Wooters, Esquire  
Kimberly J. Hong, Esquire  
Michael E. Carleton, Esquire  
Cristina L. Connor, Esquire  
Ed E. Qaqish, Esquire

MDK Legal  
P. O. Box 165028  
Columbus, OH 43216-5028  
614-220-5611

PROPERTY ADDRESS: 99 GOVIER ST, WILKES BARRE, PA 18705

UPI / TAX PARCEL NUMBER: 73-H10NE1-019-023-000

Seized and taken into execution to be sold as the property of STEPHEN FASULKA, JR AND ALLISON FASULKA in suit of NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING.

Attorney for the Plaintiff:  
MANLEY DEAS KOCHALSKI LLC  
COLUMBUS, OH 614-220-5611

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