

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 1541/2023

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.

By virtue of Writ of Execution issued by Plaintiff, First Columbia Bank & Trust Co.

CASE NUMBER: 2023 – CV - 01541

ALL THAT CERTAIN piece or parcel of land, situate in the Township of Hazle, County of Luzerne, Commonwealth of Pennsylvania, being known as Lot No. 24, Chapel Hill, bounded and described as follows, to wit:

STARTING at an iron pin marking the northeast corner of lands now or late of Northeastern Bank, said iron pin also located in the westerly right of way line of Pecora Boulevard;

THENCE along the westerly right of way line of Pecora Boulevard, North sixty nine degrees forty minutes twenty six seconds East (N. 69° 40' 26" E.) for a distance of four hundred seventy six and thirteen one hundredths (476.13) feet to a point;

THENCE North twenty three degrees five minutes forty one seconds West (N. 23° 05' 41" W.) for a distance of one hundred ninety six and ninety three one hundredths (196.93) feet to a point;

THENCE North twenty five degrees thirty minutes twelve seconds East (N. 25° 30' 12" E.) for a distance of twenty one and fifteen one hundredths (21.15) feet to a point, the place of BEGINNING.

THENCE along the line dividing Lot #24 and #25, South sixty four degrees twenty nine minutes forty eight seconds East (S. 64° 29' 48" W.) two hundred (200.0) feet to a point;

THENCE along the northly right of way line of Providence Road, North twenty five degrees thirty minutes twelve seconds West (N. 25° 30' 12" W.) for a distance of one hundred (100.0) feet to a point;

THENCE along the line dividing Lots #23 and #24 North sixty four degrees twenty nine minutes forty eight seconds East (N. 64° 29' 48" E.) for a distance of two hundred (200.0) feet to a point;

THENCE along other lands now or formerly of Michael S. Pecora, South twenty five degrees thirty minutes twelve seconds East (S. 25° 30' 12" E.) for a distance of one hundred (100.0) feet to a point, the place of BEGINNING.

CONTAINING 0.459 acres.

PIN: S7S9 B003 L003

BEING the same premises which Andrew L. Pavlick and Patricia Pavlick, his wife, by Deed dated January 31, 2006, and recorded February 2, 2006, in the Office of the Recorder of Deeds in and for the County of Luzerne, Pennsylvania, in Book 3006, Page 32043, granted and conveyed unto Brian T. Dalesandro and Sharon A. Cicioni, in fee.

TITLE TO SAID PREMISES IS VESTED IN: Rosemary C. Ostrosky (Timothy R. Ostrosky deceased on December 11, 2018)

PROPERTY BEING KNOWN AS: 109 N. Providence Road, Hazle Twp, PA 18202

BEING LUZERNE COUNTY TAX PARCEL: S7S9 B003 L003

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Rosemary C. Ostrosky

PROPERTY ADDRESS: 109 N PROVIDENCE RD, HAZLE TWP, PA 18202

UPI / TAX PARCEL NUMBER: S7S9 B003 L003

Seized and taken into execution to be sold as the property of ROSEMARY C. OSTROSKY in suit of FIRST COLUMBIA BANK & TRUST CO.

Attorney for the Plaintiff:
HILL, TUROWSKI, JAMES & LEHMAN, LLP
BLOOMSBURG, PA

BRIAN M. SZUMSKI, Sheriff
LUZERNE COUNTY, Pennsylvania