

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 7060/2024

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, OCTOBER 03, 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, UMB Bank, National Association, not in its individual capacity, but solely as Legal Title Trustee of PRL Title Trust II

To Case Number: 202407060

ALL THAT CERTAIN lot of land situated on Horton Street in the City of Wilkes-Barre, Luzerne County, Pennsylvania, bounded and described as follows, to wit:

SITUATED on Horton Street, being twenty-five (25) feet in width fronting on Horton Street, and one hundred forty (140) feet in depth, and being Lot No. 37 on the plot of lots recorded in said Luzerne County in Deed Book 294, page 1.

EXCEPTING AND RESERVING all coal and other minerals as fully as the same have been excepted and reserved in prior chain of title.

BEING THE SAME PREMISES which Chris Shaw, an undivided 1/2 tenant in common, Amanda Hanicak, an undivided 1/6 tenant in common, Jessica Alba, an undivided 1/6 tenant in common, and Nicole Andrukaitis, an undivided 1/6 tenant in common, all as tenants in common by Deed dated September 26, 2024 and recorded on September 27, 2024, in the Luzerne County Recorder of Deeds Office at Deed Book Volume 3024 at Page 189033, as Instrument No. 202451719, granted and conveyed unto Nicole Andrukaitis and Frank Andrukaitis, her husband.

Property being known as 251 Horton Street, Wilkes-Barre, PA 18702

Being Luzerne County Parcel Identification Number 73-I9NW2- 005-034-000

Improvements thereon consist of a Residential Dwelling

Seized and taken in execution as the property of Nicole Andrukaitis and Frank Andrukaitis

PROPERTY ADDRESS: 251 HORTON ST, WILKES BARRE, PA 18702

UPI / TAX PARCEL NUMBER: 73-I9NW2- 005-034-000

Seized and taken into execution to be sold as the property of ALBA, NICOLE A/K/A NICOLE ANDRUKAITIS, INDIVIDUALLY, AND AS ADMINISTRATOR OF THE ESTATE OF LISA D. JUCKETT, DECEASED AND FRANK ANDRUKAITIS in suit of UMB BANK, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS LEGAL TITLE TRUSTEE OF PRL TITLE TRUST II.

Attorney for the Plaintiff:
HLADIK ONORATO & FEDERMAN
NORTH WALES, PA 215-855-9521

BRIAN M. SZUMSKI, Sheriff
LUZERNE COUNTY, Pennsylvania