

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 6822/2024

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.

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By virtue of writ of execution issued by plaintiff:

MORTGAGE ASSETS MANAGEMENT, LLC  
To case number 202406822

ALL THAT CERTAIN lot or piece of ground situate in Salem Township, City of Berwick, County of Luzerne, Commonwealth of Pennsylvania.

ALL THAT CERTAIN tract of land, situate in the Township of Salem, County of Luzerne and State of Pennsylvania, with a one-story brick dwelling house and attached garage thereon erected, more fully bounded and described as follows, to wit:

BEGINNING at a point on the south side of Sixth Street extended and at the northeast corner of Lot No. 85, now or late of Ralph E. Rupert, et ux; thence along line of Lot No. 85, South fifteen (15) degrees forty-three (43) minutes East, a distance of one hundred thirty (130) feet to a point; thence on a line parallel to Sixth Street, North seventy-four (74) degrees seventeen (17) minutes East, a distance of seventy-five (75) feet to a point in line of Lot No. 89, now or late of Raymond Lex, et ux; thence along line of Lot No. 89, North fifteen (15) degrees forty-three (43) minutes West a distance of one hundred thirty (130) feet to the south side of Sixth Street; thence along Sixth Street, South seventy-four (74) degrees seventeen (17) minutes West, a distance of seventy-five (75) feet to a point, the place of BEGINNING.

The improvements thereon being commonly known as 1000 East 6th Street, Berwick, PA 18603. BEING County PIN No. 55-243-D90-D8-5 Map No, P3NW4 B3A L1V BEING the same premises which James Descul and Mildred Descul, his wife, by deed dated July 21, 2008 and recorded in Luzerne County, PA in Deed Book 3008 page 168398, granted and conveyed unto James L. Descul, in fee.

Title to said premises is vested in JAMES L. DESCUL AND MILDRED V. DESCUL, HUSBAND AND WIFE

Property being known as: 1000 EAST 6TH STREET, BERWICK, PA 18603

Being Luzerne county tax parcel number and pin number: 55-P3NW4-03A-01V

Improvements thereon consist of: RESIDENTIAL PROPERTY

Seized and taken in execution as the property of JAMES L. DESCUL AND MILDRED V. DESCUL, HUSBAND AND WIFE

PROPERTY ADDRESS: 1000 EAST 6TH ST, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 55-P3NW4-03A-01V

Seized and taken into execution to be sold as the property of KINNEY, JOHN RAYMOND, IN HIS CAPACITY AS HEIR OF MILDRED V. DESCUL A/K/A MILDRED DESCUL, LISA M WOODWARD, IN HER CAPACITY AS HEIR OF MILDRED V. DESCUL A/K/A MILDRED DESCUL AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS, CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER MILDRED V. DESCUL A/K/A MILDRED DESCUL in suit of MORTGAGE ASSETS MANAGEMENT, LLC.

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**Attorney for the Plaintiff:**  
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC  
MT. LAUREL, NJ 855-225-6906

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