

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 8440/2024

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, DECEMBER 05, 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 writ of execution issued by plaintiff:  
NATIONSTAR MORTGAGE LLC  
To case number 202408440

PARCEL NO. 1.

ALL THAT CERTAIN PIECE, PARCEL, OR TRACT OF LAND SITUATE IN THE VILLAGE OF HARWOOD MINES, TOWNSHIP OF HAZLE, COUNTY OF LUZERNE AND COMMONWEALTH OF PENNSYLVANIA, BEING A PORTION OF LOT NO. 5 IN BLOCK "L" AS SHOWN ON PLAN L G-11775, ENTITLED "PLAN SHOWING VILLAGE OF HARWOOD MINES, HAZLE TOWNSHIP, LUZERNE COUNTY, PA.", RECORDED IN RECORDER OF DEEDS OFFICE IN AND FOR LUZERNE COUNTY, PA., IN MAP BOOK NO. 3 AT PAGE NO. 240, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A POINT WHICH IS LOCATED AS FOLLOWS: FROM A POINT ON THE EASTERLY SIDE OF A TWENTY (20') FOOT WIDE ALLEY AND AT THE SOUTHWESTERLY CORNER OF LOT NO. 6 PROCEED SOUTH EIGHTEEN DEGREES, FORTY-ONE MINUTES EAST (S. 18° 41' E.), ALONG THE EASTERLY LINE OF SAID ALLEY FOR A DISTANCE OF TWENTY-FOUR (24') FEET TO A POINT, THE NORTHWESTERLY CORNER OF LOT NO. 4, AND THENCE PROCEED IN AN EASTERLY DIRECTION ALONG THE NORTHERLY LINE OF LOT NO. 4 FOR A DISTANCE OF FIFTY (50') FEET TO A POINT WHICH IS THE SAID POINT OF BEGINNING;

THENCE FROM SAID POINT OF BEGINNING EASTWARDLY ALONG THE NORTHERLY LINE OF LOT NO. 4 FOR A DISTANCE OF FORTY-TWO (42') FEET TO A POINT; THENCE NORTH EIGHTEEN DEGREES, FORTY-ONE MINUTES WEST (N. 18° 41' W.), PARALLEL WITH SAID ALLEY AND PARALLEL WITH CROSS STREET, FOR A DISTANCE OF TWENTY-SIX (26') FEET, MORE OR LESS, TO A POINT IN THE SOUTHERLY LINE OF LOT NO. 6;

THENCE WESTWARDLY ALONG THE SOUTHERLY LINE OF LOT NO. 6 FOR A DISTANCE OF FORTY-THREE (43') FEET, MORE OR LESS, TO A POINT; THENCE SOUTH EIGHTEEN DEGREES, FORTY-ONE MINUTES EAST (S. 18° 41' E.) ALONG THE EASTERLY LINE OF THE TRACT OF LAND SOLD AND CONVEYED BY DEED DATED DECEMBER 3, 1966 AND RECORDED IN SAID RECORDER'S OFFICE ON DECEMBER 10, 1966 IN DEED BOOK NO. 1606 AT PAGE 133, FOR A DISTANCE OF TWENTY-FIVE (25') FEET, MORE OR LESS, TO A POINT, THE PLACE OF BEGINNING BEING THE SAME PREMISES GRANTED AND CONVEYED TO DORIS FRUIT (DECEASED) AND DONNA SMOLINSKY, BY DEED OF DORIS FRUIT DATED MAY 29, 2012 AND RECORDED IN THE OFFICE OF THE LUZERNE COUNTY RECORDER OF DEEDS ON JUNE 7, 2012 IN RECORD BOOK 3012 AT PAGE 96116. THE SAID. DORIS FRUIT DIED FEBRUARY 18, 2013 VESTING TITLE ABSOLUTE INTO DONNA SMOLINSKY AS SURVIVING JOINT TENANT UNDER AND SUBJECT TO ALL APPURTENANCES AS SET FORTH IN THE CHAIN OF TITLE, INCLUDING BUT NOT LIMITED TO ALL EXCEPTIONS, RESTRICTIONS, RESERVATIONS EASEMENTS, COVENANTS, AND CONDITIONS.

PARCEL NO. 2.

ALL THE SURFACE OF ALL THAT CERTAIN LOT OF LAND SITUATE IN THE TOWNSHIP OF HAZLE, COUNTY OF LUZERNE AND COMMON WEALTH OF PENNSYLVANIA, BEING THE WESTERN PART OF LOT NUMBER FIVE (5), IN BLOCK "L" AS SHOWN ON PLAN LG- 11775, ENTITLED. "PLAN SHOWING VILLAGE OF HARWOOD MINES, HAZLE TOWNSHIP, LUZERNE COUNTY, PA." RECORDED IN RECORDER OF DEEDS OFFICE IN AND FOR LUZERNE COUNTY, PA., IN MAP BOOK NO. 3, AT PAGE NO. 240, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT

BEGINNING AT A POINT ON THE EAST SIDE OF A TWENTY FOOT (20') WIDE ALLEY AT THE SOUTHWEST CORNER

OF LOT NO. 6: THENCE, IN A SOUTHERLY DIRECTION ALONG THE EAST LINE OF SAID ALLEY FOR DISTANCE OF TWENTY-FOUR FEET (24') TO A POINT IN THE NORTHERN LINE OF LOT NO. 4; THENCE, IN AN EASTERLY DIRECTION ALONG THE NORTH LINE OF LOT NO. 4, FOR A DISTANCE OF FIFTY FEET (50') TO A POINT;

THENCE, IN A NORTHERLY DIRECTION IN A LINE PARALLEL WITH THE EAST LINE OF SAID ALLEY, FOR A DISTANCE OF TWENTY-FIVE FEET (25'), MORE OR LESS, TO A POINT IN THE SOUTHERN LINE OF LOT NO. 6; THENCE, IN A WESTERLY DIRECTION ALONG THE SOUTH LINE OF LOT NO. 6 FOR A DISTANCE OF FIFTY-ONE FEET

(51'), MORE OR LESS, TO A POINT, THE PLACE OF BEGINNING; TOGETHER WITH AND SUBJECT TO ALL THE RIGHTS, PRIVILEGES, BENEFITS, EASEMENTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, TERMS AND PROVISIONS SET FORTH IN OTHER DEEDS IN THE CHAIN OF TITLE; BEING THE SAME PREMISES WHICH WERE SOLD AND CONVEYED TO DORIS FRUIT AND WILLIAM FRUIT, BY DEED DATED DECEMBER 3, 1966 AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR LUZERNE COUNTY ON DECEMBER 6, 1966 IN DEED BOOK 1601 AT PAGE 133. THE SAID WILLIAM FRUIT DIED MAY 16, 2012 VESTING TITLE ABSOLUTE INTO DORIS FRUIT AS THE SURVIVING ENTIRETY. THE SAID DORIS FRUIT DIED FEBRUARY 18, 2013, VESTING TITLE ABSOLUTE INTO DONNA SMOLINSKY AS THE SOLE BENEFICIARY OF HER ESTATE, AS IDENTIFIED IN THE LAST WILL AND TESTAMENT OF DORIS FRUIT DATED MAY 18, 2012. THE EXECUTRIX'S DEED DATED JUNE 28, 2013 WAS RECORDED IN THE OFFICE OF THE LUZERNE COUNTY RECORDER OF DEEDS ON JULY 1, 2013 IN RECORD BOOK 3013 AT PAGE 125996

UNDER AND SUBJECT TO ALL APPURTENANCES AS SET FORTH IN THE CHAIN OF TITLE, INCLUDING BUT NOT LIMITED TO ALL EXCEPTIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, COVENANTS, AND CONDITIONS.

Title to said premises is vested in: BRIAN JOHN FRANK

Property being known as: 5 FIREHOUSE CT HAZLE TOWNSHIP, PA 18202

Being Luzerne county tax parcel number and pin number: 26-U7S4-012-012

Improvements thereon consist of: RESIDENTIAL PROPERTY

Seized and taken in execution as the property of: DONNA SMOLINSKY

PROPERTY ADDRESS: 5 FIREHOUSE CT, HAZLE TWP, PA 18202

UPI / TAX PARCEL NUMBER: 26-U7S4-012-012

Seized and taken into execution to be sold as the property of BRIAN JOHN FRANKS in suit of NATIONSTAR MORTGAGE LLC.

Attorney for the Plaintiff:

ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC  
MT. LAUREL, NJ 855-225-6906

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