# SHERIFF'S SALE

**By Virtue of a Writ of Execution (Mortgage Foreclosure)**
**No. 3942/2024**

**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 04, 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 a Writ of Execution No. 2024 - 3942, 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 bidder, for cash, in the Luzerne County Courthouse, in the City of Wilkes-Barre, Pennsylvania, on Friday, August 1, 2025, at 10:30 a.m., in the forenoon of the said day, all the right, title and interest of the Defendants in and to:

ALL those certain pieces, parcels or lots of land situate in the Township of Bear Creek, County of Luzerne, Pennsylvania more particularly bounded and described as follows:

PARCEL 1:

BEGINNING at a point on the westerly side line of the Robert Patterson warranty tract, said point being distant 313.40 feet from the intersection of the said westerly tract line with North side line of old Wilkes-Barre and Easton Turnpike.

THENCE along said westerly tract line, North 6 degrees 45 minutes East, 50 feet to a common corner of Lots Nos. 360 and 359;

THENCE along the line of Lot No. 359, South 83 degrees 15 minutes East, 200 feet to a corner on Sullivan Drive;

THENCE South 6 degrees 45 minutes West, 50 feet to a corner common to Lots Nos. 360 and 361;

THENCE along Lot No. 361, North 83 degrees 15 minutes West, 200 feet to the place of BEGINNING.

CONTAINING 10,000 square feet of land, more or less.

BEING all of Lot No. 360 on Shades Glen plot as laid out by Sturdevant-Dilley Engineering Company.

The Property Identification Number for the above-described parcel is K13S1 001 006.

PARCEL 2

BEING known as Lot 361 in the Shades Glen Development as more fully set forth on Map prepared by Thomas Dilley and recorded in Luzerne County Map Book 150, at Page 19.

The Property Identification Number for the above-described parcel is K13S1 001 005.

PREMISES are improved with a single family home more commonly known as 8 Rally Drive, Bear Creek Township, Luzerne County, Pennsylvania.

BEING the same premises conveyed to Charled D. Frizado, Jr., and April Souza, by Deed of Jason Pietrucha, dated June 29, 2015, and recorded on June 29, 2015, in the Office of the Recorder of Deeds in and for Luzerne County in Record Book 3015, at Page 116155.

UNDER and SUBJECT to the same reservations, conditions, restrictions, covenants, exceptions and easements as appear in prior chain of title.

TOGETHER with all buildings and improvements thereon.

NOTICE IS HEREBY GIVEN to all claimants and parties in interest, that the Sheriff will within thirty (30) days

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after the sale file a schedule of distribution in his office, where the same will be available for inspection and that distribution will be made in accordance with this schedule unless exceptions are filed to it within twenty (20) days or within twenty (20) days after the Sheriff's Sale if no schedule of distribution need be filed.

SEIZED AND TAKEN into execution at the suit of JASON PIETRUCHA against CHARLES D. FRIZADO. JR., and APRIL SOUZA, and will be sold by:

BRIAN M. SZUMSKI
Sheriff of Luzerne County

DAVID E. SCHWAGER
Attorney

PROPERTY ADDRESS: 8 RALLY DR, BEAR CREEK TWP, PA 18702

UPI / TAX PARCEL NUMBER: K13S1 001 005 and K13S1 001 006

**Seized and taken into execution to be sold as the property of CHARLES D FRIZADO, JR AND APRIL SOUZA in suit of JASON PIETRUCHA.**

**Attorney for the Plaintiff:**
DAVID E SCHWAGER, ESQUIRE
KINGSTON, PA 570-822-2929

**GENESIS C. ARIAS, Sheriff**
**LUZERNE COUNTY, Pennsylvania**

(c) CountySuite Sheriff, Teleosoft, Inc.