

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 9472/2024

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.

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By virtue of writ of execution issued by plaintiff:  
FIFTH THIRD BANK, NATIONAL ASSOCIATION  
To case number 2024-09472

All the surface or right of soil of, in and to that certain lot, piece or parcel of land situate in the City of Pittston, County of Luzerne and State of Pennsylvania, bounded and described as follows;

BEGINNING on the North side of Parsonage Street in the City of Pittston, at a corner in line of land formerly owned by Patrick McNulty;

THENCE along the Northerly line of Parsonage Street, South 76 degrees 58 minutes West, 75.75 feet to a stone and iron fence post;

THENCE North 01 degree 20 minutes East, 103.55 feet to a stone with a hole in the top thereof, 90 feet from the easterly line of Main Street,

THENCE running on a line parallel to Main Street North 33 degrees 15 minutes East, 33.8 feet to the line of the lot formerly owned by Joseph Bowen,

THENCE along the line of said land formerly owned by Joseph Bowen, 48.5 feet to a corner;

THENCE in a southerly direction 6.2 feet to a corner;

THENCE in an easterly direction 12.6 feet to a corner in line of land formerly of Patrick McNulty;

THENCE along said land formerly of Patrick McNulty in a southerly direction 78 feet to the place of beginning.

Title to said premises is vested in: JOSEPH J. KURANOVICH, DECEASED

Property being known as: 26 PARSONAGE STREET PITTSTON, PA 18640 Being Luzerne county tax parcel number and pin number: 72-E11NE2-014-010-000

Improvements thereon consist of: RESIDENTIAL PROPERTY

Seized and taken in execution as the property of: JOSEPH J. KURANOVICH, DECEASED

JOSEPH J. KURANOVICH IS DECEASED, DATE OF DEATH WAS NOVEMBER 3, 2021

PROPERTY ADDRESS: 26 PARSONAGE ST, PITTSTON, PA 18640

UPI / TAX PARCEL NUMBER: 72-E11NE2-014-010-000

Seized and taken into execution to be sold as the property of KURANOVICH, ROBERTA K. A/K/A ROBERTA TOMCZAK A/K/A BOBBIE KURANOVICH, IN HER CAPACITY AS HEIR OF JOSEPH J. KURANOVICH, JR, KRYSTAL MCCOY A/K/A KRYSTAL L. KURANOVICH, IN HER CAPACITY AS HEIR TO JOSEPH J. KURANOVICH JR AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JOSEPH J. KURANOVICH JR in suit of FIFTH THIRD BANK, NATIONAL ASSOCIATION.

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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