

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2369/2025

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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ALL THAT CERTAIN LOT OR PIECE OF GROUND SITUATE IN SAINT JOHNS' VILLAGE, BUTLER TOWNSHIP, LUZERNE COUNTY, PENNSYLVANIA, KNOWN AS LOT NO. 9 ON A PLAN ENTITLED ""FINAL PLAN SUB-DIVISION SAINT JOHNS' VILLAGE," DRAWING NO. 7200-6-1, DATED MAY 3, 1972, AS PREPARED BY POCONO ENGINEERS, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A POINT IN THE WEST RIGHT-OF-WAY LINE OF KINGS' ROAD, SAID POINT BEING THE NORTHWEST CORNER OF LOT #8;

THENCE ALONG SAID WEST RIGHT-OF-WAY LINE BY A CURVE TO THE RIGHT HAVING A RADIUS OF ONE HUNDRED FORTY-SIX AND NINE HUNDREDTHS FEET ( $R=146.09'$ ) AND A LENGTH OF EIGHTY FEET ( $L=80.00'$ ) TO A POINT, THE SOUTHEAST CORNER OF LOT #10;

THENCE ALONG THE SOUTH LINE OF SAID LOT #10 SOUTH SIXTY-ONE DEGREES THIRTY-SIX MINUTES WEST ( $S. 61^{\circ} 36' W.$ ) TWO HUNDRED AND ZERO HUNDREDTHS FEET ( $200.00'$ ) TO A POINT, THE SOUTHWEST CORNER OF SAID LOT #10, SAID POINT ALSO BEING THE EAST LINE OF LANDS OF SAINT JOHNS' CEMETERY ASSOCIATION;

THEN ALONG SAID EAST LINE OF SAID CEMETERY LANDS SOUTH TWENTY-EIGHT DEGREES TWENTY-FOUR MINUTES EAST ( $S. 28^{\circ} 24' E.$ ) TWO HUNDRED EIGHT-NINE AND THIRTY-SEVEN HUNDREDTHS FEET ( $289.37'$ ) TO A POINT, THE SOUTHWEST CORNER OF SAID LOT #8, SAID POINT ALSO BEING THE NORTHWEST CORNER OF THE LANDS OF ERVIN WOODRING ESTATE;

THENCE ALONG THE WEST LINE OF SAID LOT #8 NORTH SEVENTEEN DEGREES FORTY MINUTES EAST ( $N. 17^{\circ} 40' E.$ ) THREE HUNDRED SEVEN AND THIRTY-EIGHT HUNDREDTHS FEET ( $307.38'$ ) TO A POINT, THE PLACE OF BEGINNING.

CONTAINING ZERO AND NINETY-ONE HUNDREDTHS (0.91) ACRES.

BEING A PORTION OF THE SAME PREMISES SOLD AND CONVEYED TO THE GRANTOR HEREIN BY DEED DATED MAY 31, 1972 AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR LUZERNE COUNTY IN DEED BOOK 1750 AT PAGE 255 ON MAY 31, 1972

COMMONLY KNOWN AS 33 KINGS RD, DRUMS, PA 18222.  
LUZERNE COUNTY TAX PARCEL I.D. NO.06-Q7S6-001-009-000.

TUCKER ARENSBERG, P.C.

Michelle Pierro, Esquire

Attorney for Plaintiff

PROPERTY ADDRESS: 33 KINGS RD, DRUMS, PA 18222

UPI / TAX PARCEL NUMBER: 06-Q7S6-001-009-000

Seized and taken into execution to be sold as the property of SUSAN M BARNA in suit of PNC BANK, NATIONAL ASSOCIATION.

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**Attorney for the Plaintiff:**  
TUCKER ARENSBERG, P.C.  
PITTSBURGH, PA 412-566-1212

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