

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 9010/2022

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, JUNE 12, 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.

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF LUZERNE, STATE OF PENNSYLVANIA AND IS DESCRIBED AS FOLLOWS:

ALL THAT PARCEL OF LAND IN TOWNSHIP OF COYNGHAM, LUZERNE COUNTY, COMMONWEALTH OF PENNSYLVANIA, AS MORE FULLY DESCRIBED IN DEED BOOK 3009, PAGE 7936, ID# 09-MA-00A-048-000, BEING KNOWN AND DESIGNATED AS:

THE FOLLOWING DESCRIBED PIECE OR PARCEL OF LAND SITUATE IN THE TOWNSHIP OF CONYNGHAM COUNTY OF LUZERNE AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A STONE CORNER OF LAND OF AARON ANDRESS;

THENCE ALONG THE LAND OF THE SAME NORTH TWENTY TWO DEGREES WEST EIGHT PERCHES TO A CORNER IN THE PUBLIC ROAD LAND OF SAMUEL BITTENBENDER;

THENCE ALONG THE LAND OF SAMUEL BITTENBENDER AND LAND OF WILLIAM BITTENBENDER JR. NORTH FIFTY EIGHT DEGREES EAST THIRTY SIX PERCHES AND SEVEN TENTHS OF A PERCH TO A CORNER;

THENCE BY LAND OF WILLIAM BITTENBENDER NORTH SIXTY DEGREES EAST TWENTY EIGHT PERCHES AND SEVEN-TENTHS OF A PERCH TO A CORNER OF LAND OF LEONARD GROSZ;

THENCE ALONG THE LAND OF THE SAME SOUTH FOUR DEGREES AND ONE-HALF DEGREE, EAST NINETY SIX PERCHES AND FOUR-TENTHS OF A PERCH TO A STONE CORNER OF LAND OF JERMAH H. HESS;

THENCE ALONG LAND OF THE SAME, SOUTH EIGHTY-FOUR DEGREES AND ONE-QUARTER DEGREE WEST FORTY-SIX PERCHES AND NINE-TENTHS OF A PERCH TO A STONE CORNER OF OTHER LAND OF P.F. ANDRESS;

THENCE BY LAND OF THE SAME NORTH FOUR DEGREES AND ONE-QUARTER DEGREES, WEST FORTY PERCHES TO A STONE;

THENCE, NORTH EIGHTY ONE DEGREES, EAST FIVE PERCHES TO A STONE CORNER THENCE BY LAND OF AARON ANDRESS NORTH TWENTY-TWO DEGREES AND ONE-HALF WEST. TWENTY SEVEN PERCHES AND TWO-TENTHS OF A PERCH TO THE PLACE OF BEGINNING.

CONTAINING TWENTY THREE ACRES AND TWENTY NINE PERCHES OF LAND THE SAME MORE OR LESS.

EXCEPTING AND RESERVING A PARCEL OF LAND AS CONVEYED IN LUZERNE COUNTY DEED BOOK 1652, PAGE 577 DESCRIBED AS FOLLOWS:

ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATE IN THE TOWNSHIP OF CONYNGHAM, LUZERNE COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT: BEGINNING AT A SET STONE CORNER ON A STATE HIGHWAY LEADING TO POND HILL AND LILY LAKE (AS SET FORTH ON SURVEY HERETO ATTACHED);

THENCE ALONG DIVIDING LINE OF LAND HEREIN CONVEYED AND LAND NOW OR LATE OF WM. STONE, SOUTH 1 DEGREES 30 WEST, THREE HUNDRED ONE AND FIVE-TENTHS (301.5) FEET TO A RED OAK;

THENCE THROUGH LANDS OF PAUL F. KEINER ET UX, SOUTH 67 DEGREES 20 WEST, ONE HUNDRED SIXTY-EIGHT AND TWENTY-ONE ONE-HUNDREDTHS (168.21) FEET TO AN IRON PIN;

THENCE THROUGH LANDS OF PAUL F. KEINER ET UX, NORTH 1 DEGREES 30 EAST, TWO HUNDRED EIGHTY-SIX (286.0) FEET TO AN IRON PIN ON SAID STATE HIGHWAY;

THENCE ALONG SAID STATE HIGHWAY NORTH 63 DEGREES EAST, ONE HUNDRED SEVENTY-THREE AND FORTY-EIGHT ONE-HUNDREDTHS (173.48) FEET TO THE PLACE OF BEGINNING. CONTAINING ONE (1) ACRE, MORE OR LESS, AS SET FORTH ON SURVEY OF LAWRENCE LEBO, PROFESSIONAL ENGINEER, DATED SEPTEMBER 12, 1968.

AND ALSO EXCEPTING AND RESERVING A PARCEL OF LAND AS CONVEYED IN LUZERNE COUNTY DEED BOOK 1780, PAGE 430 DESCRIBED AS FOLLOWS:

ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATE IN THE TOWNSHIP OF CONYNGHAM, COUNTY OF LUZERNE AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT A POINT IN THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY ROUTE NO. 40120, SAID POINT ALSO BEING THE NORTHWEST CORNER OF LANDS OF JOSEPH A. KUBRICKI, ET UX;

THENCE FROM SAID BEGINNING POINT ALONG WESTERLY LINE OF JOSEPH A. KUBRICKI LANDS, SOUTH 1 DEGREES 30 MINUTES WEST, TWO HUNDRED EIGHTY-SIX AND ZERO HUNDREDTHS (286.00) FEET TO A POINT;

THENCE THROUGH LANDS OF THE GRANTORS HEREIN THE FOLLOWING TWO COURSES AND DISTANCES:

(1) SOUTH 67 DEGREES 20 MINUTES WEST, ONE HUNDRED SEVENTY-ONE AND THIRTY-SEVEN (71.37) FEET TO A POINT;

(2) NORTH 1 DEGREES 30 MINUTES EAST, TWO HUNDRED SEVENTY-ONE AND TWENTY-FIVE HUNDREDTHS (271.25) FEET TO A POINT IN THE SOUTHERLY RIGHT-OF-WAY LINE OF AFOREMENTIONED STATE HIGHWAY ROUTE NO. 40120;

THENCE ALONG SOUTHERLY RIGHT-OF-WAY LINE OF AFOREMENTIONED STATE HIGHWAY ROUTE NO. 40120,

NORTH 63 DEGREES ZERO (00) MINUTES EAST, ONE HUNDRED SEVENTY-SEVEN AND NINETY-ONE HUNDREDTHS (1773.91) FEET TO A POINT THE PLACE OF BEGINNING.

CONTAINING ONE (1) ACRE, MORE OR LESS.

BEING THE SAME PREMISES WHICH ELSIE PEARL KEINER, WIDOW, BY DEED DATED DECEMBER 23, 2005, AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR LUZERNE COUNTY IN RECORD BOOK 3006, AT PAGE 1065, GRANTED AND CONVEYED UNTO JAMES FRANKLIN KEINER, PATRICIA ETHEL KEINER NICKED AND DEBRA ELLEN KERNAG, IN FEE.

Being the same premises which James Franklin Keiner and Carol Keiner, his wife, Patricia Ethel Keiner Nickett and

George Nickett, her husband and Debra Ellen Kernag and Robert kernag, her husband, by Deed dated 01/09/2009 and recorded 01/15/2009, in the Office of the Recorder of Deeds in and for the County of Luzerne, in Deed Book 3009, Page 7936, granted and conveyed unto Martin S. Griffith and Julia M. Griffith, his wife as tenants by the entirety.

Tax Parcel: 09-M5-00A-048-000

Premises Being: 387 Pond HI Mountain Rd, Wapwallopen, PA 18660-1213

PROPERTY ADDRESS: 387 POND HL MOUNTAIN RD, WAPWALLOPEN, PA 18660

UPI / TAX PARCEL NUMBER: 09-M5-00A-048-000

Seized and taken into execution to be sold as the property of GRIFFITH, JULIA M A/K/A JULIA GRIFFITH AND MARTIN S GRIFFITH in suit of WELLS FARGO BANK, N.A..

Attorney for the Plaintiff:
BROCK & SCOTT PLLC
KING OF PRUSSIA, PA 844-856-6646

EUGENE A. GURNARI, Interim Sheriff
LUZERNE COUNTY, Pennsylvania