

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 1948/2024

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: Carrington Mortgage Services, LLC

To case number 202401948

ALL that certain piece or parcel of land, situated in the Township of Fairview, County of Luzerne and State of Pennsylvania, more particularly bounded and described as follows, to wit:

BEGINNING at a point in the northwesterly side line of 50.00 foot wide Park Lane North and in the dividing line between Lot No. 43 and Lot No. 44 on plot of lots known as "Fairview Hills", hereinafter mentioned.

THENCE from said beginning point and along said dividing line, North 40 degrees 54' West, 120.00 feet to a point in the southeasterly side line of lands, formerly of the William J. Roberts Estate.

THENCE from said point and along the line of said lands, South 49 degrees 06' West, 90.49 feet to a point in the dividing line between Lot No. 44 and Lot No. 45.

THENCE From said point and along said dividing line, South 51 degrees 00' East, 127.65 feet to a point in the beforementioned northwesterly side line of Park Lane North.

THENCE from said point and along the northwesterly side line of said Road by a curve to the right in a northeasterly direction for an arc distance of 64.54 feet to a point of tangent in said road side line. Said curve having a radius of 366.10 feet. and a chord with a course of 44 degrees 03' East for a distance of 64.46 feet.

THENCE from said point and continuing along the northwesterly side line of Park Lane North, North 49 degrees 06' East, 3.90 feet to a point, the place of BEGINNING.

BEING all of Lot Number Forty-Four (44) on Plot of Lots known as Section No. 1, "Fairview Hills", as developed by the Sturdevant-Dilley Engineering Co., Ltd., of Wilkes-Barre, Pennsylvania, a map of said plot dated August 27, 1957, being on file in the Office for the Recording of Deeds in and for Luzerne County in Map Book 9 at Page 36, and being a part of the tract of land laid out in the Warrant Name of Rowland Perry.

BEING the same property conveyed to William Schmidt and Tracy Schmidt, husband and wife by Deed from Scott A. Killian, dated 03/23/2007 and recorded 03/26/2007 in Book 3007, Page 77896 of Official Records.

Title to said premises is vested in William Schmidt and Tracy Schmidt, husband and wife by deed from Scott A.

Killian dated March 23, 2007 and recorded March 26, 2007 in Deed Book 3007, Page 77896. The said William Schmidt died on March 18, 2012, thereby vesting title in his surviving spouse Tracy Schmidt by operation of law.

Property being known as: 8 Park Lane North, Mountain Top, Pennsylvania 18707

Improvements thereon consist of: Residential Dwelling

Seized and taken in execution as the property of: Tracy Schmidt

PROPERTY ADDRESS: 8 PARK LANE NORTH, MOUNTAIN TOP, PA 18707

UPI / TAX PARCEL NUMBER: 20-L10S3 -001-008-000

Seized and taken into execution to be sold as the property of TRACY L SCHMIDT in suit of CARRINGTON MORTGAGE SERVICES, LLC.

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**Attorney for the Plaintiff:**  
MCCABE, WEISBERG & CONWAY, LLC  
PHILADELPHIA, PA 215-790-1010

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