

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 8484/2024

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, 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.

By virtue of writ of execution issued by plaintiff: Truist Bank

To case number 202408484

ALL those certain lots, pieces or parcels of land being situated in the City of Wilkes-Barre, County of Luzerne and Commonwealth of Pennsylvania, bounded and described as follows to wit:

PARCEL 1:

BEGINNING at a set drill hole corner at the northwesterly right-of-way line intersection of Darling Street and Courtright Avenue, said set corner being the southeasterly corner of Lot 1 on the Plot of Lots known as the Courtright Neighborhood Subdivision, hereinafter mentioned.

THENCE along the northerly right-of-way line of Darling Street South sixty-one degrees forty-eight minutes zero seconds West (S 61°48'00" W) thirty-four and nineteen hundredths (34.19) feet to the easterly line of Lot 2:

THENCE along the division line between Lots 1 and 2 North thirty degrees seventeen minutes zero seconds West (N 30°17'00" W) one hundred nine and sixty-six hundredths (109.66) feet to the southerly line of lands now or formerly of Mary Lou Lutackas;

THENCE along the lands now or formerly of Mary Lou Lutackas North fifty-nine degrees forty-two minutes zero seconds East (N 59°42'00" E) thirty-four and fifteen hundredths (34.15) feet to the westerly right-of-way line of Courtright Avenue;

THENCE along the westerly right-of-way line of Courtright Avenue South thirty degrees seventeen minutes thirty seconds East (S 30°17'30" E) one hundred ten and ninety-two hundredths (110.92) feet to the PLACE OF BEGINNING;

CONTAINING 0.09 Acres or 3767 Square Feet more or less and being all of Lot 1 as shown on the Courtright Neighborhood Subdivision plan prepared by Borton-Lawson Engineering recorded in Map Book 251 Page 39 in the Luzerne County Recorder of Deeds Office on February 28, 2012.

PARCEL 2:

BEGINNING in the northerly right-of-way line of Darling Street at a common corner of Lots 1 and 2 on the Plot of Lots known as the Courtright Neighborhood Subdivision, hereinafter mentioned.

THENCE along the northerly right-of-way line of Darling Street South sixty-one degrees forty-eight minutes zero

seconds West (S 61°48'00" W) forty and eighty-six hundredths (40.86) feet to the easterly line of Lot 26 of Phase 2:
THENCE along the division line between Lots 2 and Lot 26 of Phase 2 North thirty degrees seventeen minutes thirty seconds West (N 30°17'30" W) one hundred eight and sixteen hundredths (108.16) feet to the southerly line of lands now or formerly of Mary Low
Lutackas;

THENCE along the lands now or formerly of Mary Lou Lutackas North fifty-nine degrees forty-two minutes zero seconds East (N 59°42'00" E) forty and eighty-five hundredths (40.85) feet to the westerly line of Lot 1;

THENCE along the division line between Lots 1 and 2 South thirty degrees seventeen minutes thirty seconds East (S 30°17'30" E) one hundred nine and sixty-six hundredths (109.66) feet to the PLACE OF BEGINNING;

CONTAINING 0.10 Acres or 4449 Square Feet more or less and being all of Lot 2 as shown on the Courtright Neighborhood Subdivision plan prepared by Borton-Lawson Engineering recorded in Map Book 251 Page 39 in the Luzerne County Recorder of Deeds Office on February 28, 2012.

Title to said premises is vested in Diane Mayo by deed from HOUSING DEVELOPMENT CORPORATION OF NORTHEASTERN PENNSYLVANIA dated December 27, 2013 and recorded January 7, 2014, in Deed Book 3014, Page 2827 Instrument Number 201400598.

Property being known as: 70 Courtright Avenue f/k/a 72 Courtright Avenue, Wilkes Barre, Pennsylvania 18702

Improvements thereon consist of: Residential Dwelling

Seized and taken in execution as the property of: Diane Mayo

PROPERTY ADDRESS: 70 COURTRIGHT AVE, F/K/A 72 COURTRIGHT AVE, WILKES BARRE, PA 18702

UPI / TAX PARCEL NUMBER: 73-H10NW4-16B-001-000

Seized and taken into execution to be sold as the property of DIANE MAYO in suit of TRUIST BANK.

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

BRIAN M. SZUMSKI, Sheriff
LUZERNE COUNTY, Pennsylvania