# SHERIFF'S SALE

**By Virtue of a Writ of Execution (Mortgage Foreclosure)**
**No. 2853/2022**

**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, FEBRUARY 05, 2027
**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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Docket No. 202202853
Tax Pin: 34-G9SE1 -013-011-000 / Plate No. 34-1-367-6
Judgment: $92,209.07
Attorney: Kiera McFadden-Roan
PREMISES “A”

ALL that parcel of land situate in the Municipality of Kingston formerly known as the Borough of Kingston, Luzerne County, Pennsylvania bounded and described as follows, to wit:

BEGINNING at a corner in line of Lot No. 5 in the northeasterly line of Pringle Street, said corner being South 36 degrees 16 minutes East, one hundred eighty-two and fifty-five one hundredths (182.55) feet from the intersection of the northeasterly line of Pringle Street and the southeasterly line of Korn Street;

THENCE along the northeasterly line of Pringle Street, South 36 degrees 16 minutes East, seventeen and forty-five one hundredths (17.45) feet to a corner of Lot No. 6;

THENCE along same North 53 degrees 44 minutes East, one hundred and ninety-three one hundredths (100.93) feet to a corner;

THENCE North 36 degrees 6 minutes West, seventeen and forty-five one hundredths (17.45) feet, more or less, to a point, said point being on the boundary line of land conveyed by Ann D. Juka, widow, to Mark J. Sanfilippo et al, dated May 5, 1995, and recorded in the Office of the Recorder of Deeds of Luzerne County, Pennsylvania, in Deed Book 2526 at Page 385, et seq.;

THENCE South 53 degrees 44 minutes West, along said lands of Sanfilippo and continuing along lands now owned by the Luzerne National Bank, Trustee under Agreement of Trust dated October 2, 2001 with Ann Juka, Settlor and continuing along a line equally dividing the central partition of a double dwelling house known as 257-255 Pringle Street (number 257 formerly being the premises of John Juka et ux and number 255 being situate on the premises herein described) one hundred (100) feet, more or less, to a corner on Pringle Street, the place of beginning.

BEING a portion of Lot No. 5 as shown on a map prepared for M.F. Wargo which is recorded in Luzerne County Map Book 3, Page 6. Said premises are known as 255 Pringle Street.

The above described premises are also shown on a plot of a sub-division prepared for John Juka et ux and Mary Dzuka by Frank G. Shevock, R.E. dated March I, 1969, recorded in Luzerne County Book 1687 at Page 326 in connection with the recording of a prior deed in chain of title.

BEING a portion same conveyed to the Trustee Grantor herein by deed of Nancy Juka, Administratrix of the Estate of James J. Juka, deceased, dated May 24, 2005, and recorded in the Office Recorder of Deeds of Luzerne County, Pennsylvania in Record Book 3005 at Page 150901 et seq. The Grantor herein was described in said deed as the John M. Juka Trust.

(legal description continued on next page)

PREMISES “B”

ALL that parcel of land situate in the Municipality of Kingston formerly the Borough of Kingston, Luzerne County, Pennsylvania bounded and described as follows, to wit:

BEGINNING at a corner dividing Lots 4 and 5 in the northeasterly line of Pringle Street said corner being South 36 degrees 16 minutes East, one hundred sixty (160.00) feet from the intersection of the northeasterly line of Pringle Street and the southeasterly line of Korn Street, as shown on a map hereinafter mentioned;

(c) CountySuite Sheriff, Teleosoft, Inc.

THENCE along the northeasterly line of Pringle Street, South 36 degrees 16 minutes East, twenty-two and fifty-five one-hundredths (22.55) feet to a corner of land formerly of Mary Dzuka;

THENCE along same through Lot 5 and along a line equally dividing the central partition of a double dwelling house, known as 257-255 Pringle Street (No. 257 situate on the premises herein described and No, 255 situate on the premises formerly of Mary Dzuka) North 53 degrees 44 minutes East, ninety-four and eighty-five one-hundredths (94.85) feet to a corner;

THENCE continuing along other lands formerly of Mary Dzuka (which lands were conveyed by Ann D. Juka, widow, to Mark J. Sanfilippo and Frank J. Sanfilippo, Jr. by her deed dated May 5, 1995, recorded in Luzerne County Deed Book 2526 at Page 385 et seq.) North 21 degrees 11 minutes West, twenty-three and thirty-five one-hundredths (23.35) feet to a comer in line dividing Lots 4 and 5 aforesaid;

THENCE along same, South 53 degrees 44 minutes West, one hundred and ninety three one-hundredths (100.93) feet to a corner, the place of beginning.

CONTAINING two thousand, two hundred seven (2,207.00) square feet of land, more or less.

BEING a portion of Lot No. 5 as shown on a map prepared for M.F. Wargo which is recorded in Luzerne County Map Book 3, Page 6. Said premises are as 257 Pringle Street.

The above described premises are also shown on a plot of a sub-division prepared for John Juka et ux and Mary Dzuka by Frank G. Shevock, R.E. dated March 1, 1969, recorded in Luzerne County Deed Book 1687 at Page 326 in connection with the recording of a prior deed in chain of title.

BEING the same premises conveyed to the Grantor herein by deed of Ann Juka erroneously dated July 9, 2001, but actually executed July 9, 2002 and recorded in the Office of the Recorder of Deeds of Luzerne County Pennsylvania in Record Book 3002 at Page 171000 et seq.

BEING premises known and numbered 255 Pringle Street, Kingston, PA 18704.

Tax Pin: 34-G9SE1 -013-011-000 / Plate No. 34-1-367-6

By Deed dated March 6, 2006 by John M, Juka, surviving Trustee under the Verona G. Zabra Irrevocable Trust dated February 29, 2000, in the Office of Recorder of Deeds in and for Luzerne County recorded on March 17, 2006 in Book 3006, Page 071298 conveyed unto Edward Franco.

Edward Franco departed this life on November 19, 2020.

PROPERTY ADDRESS: 255 PRINGLE ST, KINGSTON, PA 18704

UPI / TAX PARCEL NUMBER: 34-G9SE1 -013-011-000

**Seized and taken into execution to be sold as the property of FRANCO, KAREN MARIE AS HEIR OF THE ESTATE OF EDWARD FRANCO AND FRANCO, CAROL AS HEIR OF THE ESTATE OF EDWARD FRANCO in suit of THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWALT, INC., ALTERNATIVE LOAN TRUST 2006-11 CB MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-11 CB.**

**Attorney for the Plaintiff:**
PINCUS LAW GROUP PLLC
MARLTON, NJ 484-575-2201

**GENESIS C. ARIAS, Sheriff**
**LUZERNE COUNTY, Pennsylvania**

(c) CountySuite Sheriff, Teleosoft, Inc.