

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 10619/2024

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:  
To case number: 2024-10619

All that surface or right of soil of that certain lot, piece or parcel of land, situate, lying and being in the Township of Hanover, County of Luzerne Commonwealth of Pennsylvania, bounded and described as follows, to wit:  
Beginning at the southeasterly corner of land quitclaimed to Joseph S. Kiska, et ux., by Glen Alden corporation by deed dated April 23, 1964 recorded April 29, 1964 in deed book no. 1543 at page 88, being situated on the northerly side of Ashley road in the Township of Hanover, Luzerne County, Pennsylvania; thence along the easterly line of said land, north nine degrees west (n. 9 degrees w.) two hundred seventy-five and seventy-six one hundredths (275.76) feet to a corner, being the northeasterly corner of aforesaid land; thence along other lands of grantors herein, north forty-three degrees thirty minutes east (n. 43 degrees 30 minutes e.) one and thirty-six one hundredths (1.36) feet and south forty-six degrees thirty-five minutes east (s. 46 degrees 35 minutes e.) one hundred twenty-nine and forty-three one hundredths (129.43) feet to a corner, being a corner of land quitclaimed to Bernard S. Zavaskus, at ux., by Glen Alden corporation by deed dated September 23, 1964, recorded October 8, 1964 in deed book no. 1554, page 210; thence along the westerly line of aforesaid land, south nine degrees east (s. 9 degrees e.) one hundred seventy-four and two one hundredths (174.02) feet to a corner on the northerly line of Ashley Road, also being the southwesterly corner of land of said Bernard S. Zavaskus, et ux., thence along the northerly line of Ashley Road, south eighty-one degrees west (s. 81 degrees w.) eighty (80) feet to the place of beginning.

Containing forty-two one hundredths (0.42) acre, more or less, of surface.

Title is vested in Frank M. Sromoski and Mary Ann Sromoski by deed from Nathan N. Schiowitz, Morton Schiowitz, DR. Albert Schiowitz and Edmund M. Seibel, trading as Valley Development Company dated August 6, 1969 and recorded on August 7, 1969 with the Luzerne County Recorder of Deeds at Book 1673, Page 275. Mary Ann Sromoski departed this life intestate on or about April 2, 2011 and Frank M. Sromoski departed this life intestate on or about May 5, 2021.

Property being known as: 140 Old Ashley Road, Wilkes-Barre, PA 18706

Being Luzerne County tax Parcel Number and pin number: 25-I9SE2-001-032-000

Improvements thereon consist of: Single family residential dwelling two story on a 0.41 acre lot.

Seized and taken in execution as the property of: Frank M. Sromoski, Deceased and Mary Ann Sromoski, Deceased

PROPERTY ADDRESS: 140 OLD ASHLEY RD, WILKES BARRE, PA 18706

UPI / TAX PARCEL NUMBER: 25-I9SE2-001-032-000

Seized and taken into execution to be sold as the property of ESTATE OF FRANK SROMOSKI, ANY AND ALL UNKNOWN HEIRS, SUCCESSORS AND ASSIGNS, REPRESENTATIVES, DEVISES, AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT TITLE OR INTEREST FROM OR UNDER THE ESTATE OF FRANK M. SROMOSKI, DECEASED AND THE UNITED STATES OF AMERICA in suit of LLACG COMMUNITY INVESTMENT FUND.

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**Attorney for the Plaintiff:**  
PADGETT LAW GROUP, P.A.  
TALLAHASSEE, FL 850-422-2520

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