

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 11701/2024

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.

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By virtue of writ of execution issued by plaintiff: PNC Bank, National Association vs. Edward J. Kowalczyk a/k/a Edward J. Kowalczyk Jr. and Susan Kowalczyk

To case number 202411701

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

BEGINNING at an iron rebar set along the southwesterly line of Suscon Road (S.R. 2035), said rebar also being the northerly common corner between parcel no. 4 being lands of Irene Kasa with lands n/f of Patrick A. and Christine A. Lombardo as shown on a map entitled "Final Minor Subdivision Plan - lands of Tracy Kasa Freed, John A. and Evelyn Healey and Henry and Marie Kurutz", prepared by Nicholas A. Piccini, P.L.S., dated 09/1998 and revised 01/1999, 04/1999 and 05/1999 and recorded in the Luzerne County Recorder of Deeds Office in map Book 125 at Page 24;

Thence along said Lombardo lands, South 06 degrees 46' 31" West, three hundred sixty-one and eighty-four hundredths (361.84) feet to an iron rebar set in place, being the northeasterly corner of parcel no. 6;

Thence along said parcel no. 6, North 75 degrees 44' 00" West, two hundred twenty and sixty hundredths (220.60) feet to an iron rebar found in place being the common corner between parcel nos. 3, 4, 5, and 6;

Thence along said parcel no. 3 and the terminus of a thirty (30) feet wide private road right-of-way, North 01 degree 34' 00" West, two hundred seventy and sixteen hundredths (270.16) feet to a point along the centerline of said thirty (30) feet wide private road right-of-way;

Thence along said parcel no. 3 and also along said private road right-of-way centerline, the following three (3) courses and distances:

- (1) North 64 degrees 31' 00" East, ninety-four and twenty-one hundredths (94.21) feet to a point;
- (2) Along a curve to the left, having a radius of 218.31', a delta of 22 degrees 50' 04", an arc length of 87.00' and a chord of North 53 degrees 05' 58" East, eighty-six and forty-three hundredths (86.43) feet to a point;
- (3) North 41 degrees 44' 00" east, fifty and sixty-three hundredths (50.63) feet to a point along said Suscon Road;

Thence along said Suscon Road, along a curve to the left having a radius of 1,033.60', a delta of 06 degrees 45' 44", an arc length of 121.99' and a chord of South 38 degrees 34' 06" East, one hundred twenty-one and ninety-two hundredths (121.92) feet to the point of beginning.

Containing 86,677 square feet or 1.99 acres of land, more or less.

Parcel ID: 51-F13-00A-15A-000

Property Address: 1140 Suscon Road, Pittston Township, PA 18640

BEING the same premises which Edward J. Kowalczyk AKA Edward J. Kowalczyk, Jr., by deed dated June 5, 2009 and recorded June 11, 2009 at Book 3009, Page 112573, Inst. No. 5872631 in the Office of the Recorder of Deeds of Luzerne County, PA, granted and conveyed unto Edward J. Kowalczyk AKA Edward J. Kowalczyk, Jr., and Susan Kowalczyk, his wife.

Title to said premises is vested in Edward J. Kowalczyk aka Edward J. Kowalczyk, Jr. by Deed dated June 5, 2009 and recorded in the Luzerne County Recorder of Deeds Office on June 11, 2009 in Book 3009, Page 112573, Instrument # 5872631.

Property being known as: 1140 Suscon Road, Pittston Township, PA 18640

Being Luzerne County tax parcel number and pin number: 51-F13-00A-15A-000

Improvements thereon consist of: Residential Dwelling

Seized and taken in execution as the property of: PNC Bank, National Association against Edward J. Kowalczyk a/k/a Edward J. Kowalczyk Jr. and Susan Kowalczyk and will be sold by

Sheriff of Luzerne County

/s/ Christopher A. DeNardo  
Attorney for Plaintiff

PROPERTY ADDRESS: 1140 SUSCON RD, PITTSTON TWP, PA 18640

UPI / TAX PARCEL NUMBER: 51-F13-00A-15A-000

Seized and taken into execution to be sold as the property of KOWALCZYK, EDWARD J A/K/A EDWARD J. KOWALCZYK JR AND SUSAN KOWALCZYK in suit of PNC BANK, NATIONAL ASSOCIATION.

Attorney for the Plaintiff:  
LOGS LEGAL GROUP LLC  
WAYNE, PA 610-278-6800

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