

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 1996/2025

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.

By Virtue of a Writ of Execution Issued by: M&T BANK A/K/A MANUFACTURERS AND TRADERS TRUST COMPANY

To: NO. 202501996

ALL the Surface or Right of Soil of and to Those Parcels, Pierces or Lots of Land Situate in the Borough of West Wyoming, County of Luzerne and Commonwealth of Pennsylvania.

BEGINNING at a point on Shoemaker Avenue being the new proposed road as laid out by the Borough of West Wyoming and also being the dividing Line Between Lot Nos 4 And 5; Thence Along Same South 31 Degrees 40 Minutes East About One Hundred Thirty Two (132) Feet To A Point In The Side Line Of Lot No. 10, Thence Along Same North 58 Degrees 20 Minutes West About Eighty (80) Feet To A Point In The Rear Line Of Lot No. 110; Thence Along Same North 31 Degrees 40 Minutes West Forty (40) Feet To A Point; Thence North 58 Degrees 20 Minutes West Forty (40) Feet To A Point In A Dividing Line Between Lot Nos. 7 And 8; Thence Along Same North 31 Degrees 40 Minutes West About One Hundred Twenty Eight (128) Feet To The New Proposed Road By The Borough Of West Wyoming Known As Shoemaker Avenue; Thence Along Shoemaker Avenue The Proposed Road About One Hundred Twenty Five (125) Feet More Or Less To The Place of beginning.

BEING Lots Nos. 5, 6 And 7 As Shown on Map on a Plot of Lots as Surveyed and Allotted Or Freedman and Dattner in West Wyoming Borough By Smith & Wells C. Engineers, Said Map Being Recorder in The Records Office For Luzerne County, Pennsylvania in Map Book 2 Page 245.

TITLE TO SAID PREMISES VESTED IN Stephen Stolarski deeded by Wanda Stolarski Dated: October 27, 2010 Recorded: November 5, 2010 Bk/Pg #: 3010/201094.

PROPERTY BEING KNOWN AS: 524 Shoemaker Avenue
Wyoming, PA 18644

Being PIN #: E10NE3 B1 L29

Improvements thereon consist of RESIDENTIAL

Seized and taken in execution as the property of: Stephen Stolarski

PROPERTY ADDRESS: 524 SHOEMAKER AVE, WYOMING, PA 18644

UPI / TAX PARCEL NUMBER: E10NE3 B1 L29

Seized and taken into execution to be sold as the property of STEPHEN STOLARSKI in suit of M&T BANK AKA MANUFACTURERS & TRADERS TRUST COMPANY.

Attorney for the Plaintiff:
KML LAW GROUP
PHILADELPHIA, PA 215-627-1322

BRIAN M. SZUMSKI, Sheriff
LUZERNE COUNTY, Pennsylvania