

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 11325/2024

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:

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 No. _____ issued out of the Court of Common Pleas of Luzerne County, directed to me, there will be exposed to public sale, by vendue or outcry to the highest and best bidders, for cash, in the Courthouse, in the City of Wilkes-Barre, Luzerne County, Pennsylvania, on October 3, 2025 at 10:30AM, in the forenoon of the said day, all the right, title and interest of the Defendant(s) in and to:

All that certain lot or piece of ground situate in Wilkes-Barre City, County of Luzerne, Commonwealth of Pennsylvania, bounded and described as follows, to wit:

Beginning at the corner of Lot No. 18 on Kelly Avenue;

Thence North fifty five (55) degrees forty-nine (49) minutes West one hundred fifteen (115) feet along the line of Lot No. 18 to a corner at the rear of said lot;

Thence North thirty-four (34) degrees eleven (11) minutes East forty (40) feet to the corner of Lot No. 20;

Thence South fifty-five (55) degrees forty-nine (49) minutes East one hundred fifteen (115) feet along the line of Lot No. 20 to said Kelly Avenue;

Thence along Kelly Avenue, South thirty-four (34) degrees eleven (11) minutes East forty (40) feet to the place of Beginning.

Being Lot No, 19 on plot of lots laid out by the M. Mayock Estate and recorded in Luzerne County Map Book No. 2, Page 78.

Being the same property conveyed to Thomas J. Williams, Jr. who acquired title by virtue of a deed from David P. Scherbenco, dated September 29, 2015, recorded September 30, 2015, as Instrument Number 201549029, and recorded in Book 3015, Page 179494, Office of the Recorder of Deeds, Luzerne County, Pennsylvania.

Premises improved with a single family dwelling more commonly known as 70 Kelly Avenue, Wilkes Barre, PA 18705

Under and Subject to and together with the same reservations, conditions, restrictions, covenants, exceptions and easements as appear in prior chain of title.

Together with all buildings and improvements thereon.

The Property Identification Number of the above-described parcel is 73-G10SE2-003-005-000.

Plate No. 73-20-275-3

Notice is hereby given to all claimants and parties in interest that the Sheriff will within thirty (30) days thereafter file a

distribution in his office, where the same will be available for inspection and the distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter.

Seized and taken into execution at the suit of NewRez LLC d/b/a Shellpoint Mortgage Servicing against Thomas J. Williams, Jr., et al., and will be sold by:

Brian Szumski, Sheriff of Luzerne County

Katherine M. Wolf, Esquire
Meredith H. Wooters, Esquire
Kimberly J. Hong, Esquire
Michael E. Carleton, Esquire
Cristina L. Connor, Esquire
Ed E. Qaqish, Esquire

MDK Legal
P. O. Box 165028
Columbus, OH 43216-5028
614-220-5611

PROPERTY ADDRESS: 70 KELLY AVE, WILKES BARRE, PA 18705

UPI / TAX PARCEL NUMBER: 73-G10SE2-003-005-000

Seized and taken into execution to be sold as the property of THOMAS J WILLIAMS, JR in suit of NEWREZ LLC
D/B/A SHELLPOINT MORTGAGE SERVICING.

Attorney for the Plaintiff:
MANLEY DEAS KOCHALSKI LLC
COLUMBUS, OH 614-220-5611

BRIAN M. SZUMSKI, Sheriff
LUZERNE COUNTY, Pennsylvania