

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2323/2025

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.

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By virtue of a Writ of Execution issued by Plaintiffs, versus William Keefe, Defendant, owner of property situate in Wilkes Barre, Luzerne County, Pennsylvania,  
filed to case number 2025-02323.

All that certain lot of land situate in the City of Wilkes Barre, County of Luzerne, and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at point on the Northwesterly side of Kidder Street, at the Southeasterly corner of Lot No. 29 on the plot of lots hereinafter referred to:

THENCE along said Lot No. 29, now or late of land of Martin Fowley and wife, North 14 degrees 15 minutes West 150 feet to Jordan Lane;

THENCE along said land North 75 degrees 45 minutes East 25 feet to land now or late of Elizabeth Barletta;

THENCE along said land South 14 degrees 15 minutes East 150 feet to Kidder Street aforesaid;

THENCE along said street South 75 degrees 45 minutes West 25 feet to the place of BEGINNING.

BEING the westerly half of Lot No. 31 on the Luther Kidder Plot, recorded in Luzerne County Deed Book 195, Page 172.

EXCEPTING and RESERVING coal and other minerals as the same are excepted and reserved in the line of title to said lot

BEING the same premises conveyed to William Keefe by Deed from Patricia Neely and Shaun Kintz, dated September 22, 2014, and recorded in the Office of the Recorder of Deeds in and for Luzerne County in Luzerne County Record Book 3015, at page 34727.

BEING ALSO the same premises conveyed to Patricia Neely and Shaun Kintz by Deed from Pro-ko Properties, Inc., dated July 29, 2011, and recorded in the Office of the Recorder of Deeds in and for Luzerne County in Luzerne County Record Book 3011, at page 164927.

THE PROPERTY IDENTIFICATION NUMBER IS H10SW2-003-017 and the Plate Number is 73-2-316-5.

Title to the said premises is vested in William Keefe.

Property being known as 178 Kidder Street, Wilkes Barre, PA, 18702.

Improvements thereon consist of: residential dwelling.

SEIZED AND TAKEN in execution as the property of William Keefe.

PROPERTY ADDRESS: 178 KIDDER ST, WILKES BARRE, PA 18702

UPI / TAX PARCEL NUMBER: H10SW2-003-017

Seized and taken into execution to be sold as the property of WILLIAM KEEFE in suit of JAMES DAVENPORT.

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**Attorney for the Plaintiff:**  
CIPRIANI & WERNER, P.C.  
SCRANTON, PA 570-347-0600

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