

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 4156/2025

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, 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.

By virtue of writ of execution issued by plaintiff:

NATIONSTAR MORTGAGE LLC

To case number 202504156

ALL THAT CERTAIN lot or piece of ground situate in the Woodside Addition to the Borough of Freeland, Luzerne County, Pennsylvania, being Lots 25 and 26, in Block XL, as shown on map of the said Woodside Addition to the Borough of Freeland as recorded in Luzerne County, Map Book 1, Page 50, bounded and described as follows, to wit:

BEGINNING at the northwest corner of the intersection of South and Vine Streets and extending thence northwardly along said Vine Street fifty (50') feet to a point;

THENCE westwardly in a line parallel with South Street, one hundred thirty (130') feet, more or less, to a public alley;

THENCE southwardly along said alley, fifty (50') feet to South Street;

THENCE eastwardly along South Street, one hundred thirty (130') feet, more or less, to the place of BEGINNING.

IMPROVED with a single dwelling known as 502 Vine Street.

PROPERTY IDENTIFICATION NUMBER: R9NE1 B016 L008

BEING the same premises which John E. Slyconish and Yong Hui Slyconish, his wife, by Deed dated July 20, 2007, and recorded July 25, 2007, in the Office of the Recorder of Deeds in and for the County of Luzerne, Pennsylvania, in Book 3007, Page 196915, granted and conveyed unto Sharon M. Karpowich, in fee.

TOGETHER WITH AND UNDER AND SUBJECT to all rights, privileges, benefits, easements, obligations, conveyances, covenants, conditions, restrictions, exceptions, reservations, terms and provisions set forth in prior chain of title.

TITLE TO SAID PREMISES IS VESTED IN ANTHONY J. FAMALETTE AND JO ANN M. FAMALETTE, HIS WIFE

PROPERTY BEING KNOWN AS: 502 VINE STREET, FREELAND, PA 18224

BEING LUZERNE COUNTY TAX PARCEL NUMBER AND PIN NUMBER: 22-R9NE1 -016-008-000

IMPROVEMENTS THEREON CONSIST OF: RESIDENTIAL PROPERTY

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
ANTHONY J. FAMALETTE AND JO ANN M. FAMALETTE, HIS WIFE

PROPERTY ADDRESS: 502 VINE ST, FREELAND, PA 18224

UPI / TAX PARCEL NUMBER: 22-R9NE1 -016-008-000

Seized and taken into execution to be sold as the property of ANTHONY J FAMALETTE AND JO ANN M FAMALETTE
in suit of NATIONSTAR MORTGAGE LLC.

Attorney for the Plaintiff:
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
MT. LAUREL, NJ 855-225-6906

BRIAN M. SZUMSKI, Sheriff
LUZERNE COUNTY, Pennsylvania