

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 1193/2020

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.

ALL that certain piece or parcel of land situate, lying and being in the Township of Kingston, County of Luzerne and State of Pennsylvania, bounded and described as follows:

Beginning at a corner on a road leading from Trucksville to Harris Hill, now not in use.

Thence along said road, South thirty-seven degrees fifteen minutes West (S 37°15' W) one hundred forty and four-tenths (140.4) feet to a corner in said road.

Thence in a northerly course, one hundred and seventy (170) feet to a corner of Lot No. 16 in the plot of lots now or formerly of Jacob Rice.

Thence North sixty-one degrees thirty minutes East (N 61° 30' E) one hundred and twenty-eight (128) feet to a corner on Maple Street.

Thence along said Street, South twenty-eight degrees thirty minutes East (S 28° 30' E) one hundred twelve and five-tenths (112.5) feet to the place of Beginning.

Containing eighteen thousand and eighty (18,080) square feet, more or less.

BEING the same premises conveyed to Anthony Grzesek, by deed from Richard Dickson and Jacqueline Dickson, dated October 30, 2014, recorded November 4, 2014 in the Luzerne County Clerk's/Register's Office in Deed Book 3014, Page 184365.

PARCEL ID: 35-F9S4-012-009-000

TITLE TO SAID PREMISES IS VESTED IN: ANTHONY GRZESEK and KIMBERLY GRZESEK
PROPERTY BEING KNOWN AS: 221 Maple Street, Trucksville, PA 18708

BEING LUZERNE COUNTY TAX PARCEL NUMBER AND PIN NUMBER: 35-F9S4-012-009-000

IMPROVEMENTS THEREON CONSIST OF: RESIDENTIAL PROPERTY

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: ANTHONY GRZESEK and KIMBERLY GRZESEK

Attorney: Kaitlin D. Shire, Esquire
Hill Wallack LLP
1000 Floral Vale Blvd., Suite 300
Yardley, PA 19067
(215) 579-7700

PROPERTY ADDRESS: 221 MAPLE STREET, TRUCKSVILLE, PA 18708

UPI / TAX PARCEL NUMBER: 35-F9S4-012-009-000

Seized and taken into execution to be sold as the property of ANTHONY GRZESEK AND KIMBERLY GRZESEK in suit of CARRINGTON MORTGAGE SERVICES, LLC.

Attorney for the Plaintiff:
HILL WALLACK LLP
YARDLEY, PA 215-579-7700

BRIAN M. SZUMSKI, Sheriff
LUZERNE COUNTY, Pennsylvania