

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 653/2019

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: CITIZENS BANK, N.A. S/B/M TO CITIZENS BANK OF PENNSYLVANIA

To No. 2019-00653

ALL those two (2) parcels of land situate in the City of Nanticoke, County of Luzerne and Commonwealth of Pennsylvania, bounded and described as follows:

PARCEL I:

BEGINNING on the North side of Church Street in said City at a corner between Lot Nos. 103 and 104 on the plot of lots of the Susquehanna Coal Company recorded in Luzerne County in Deed Book No. 238, page 1; thence along the line of said Lot No. 103, North 18° 40' West, 73 feet to a corner; thence through Lot No. 104 North 71° 20' East, 50 feet to a point on the dividing line between Lot Nos. 104 and 105; thence along the dividing line of Lot Nos. 104 and 105, South 18° 40' East, 73 feet to said Church Street; thence along said Church Street, South 71° 20' West, 50 feet to the place of BEGINNING.

CONTAINING 3,650 square feet of land, more or less, being a southerly portion of Lot No. 104 of the plot of lots hereinbefore mentioned.

PARCEL II:

BEGINNING at a point on a 15 foot alley, said point being on the dividing line between Lot Nos. 104 and 105 on the plot of lots of the Susquehanna Coal Company recorded in Deed Book 238, page 1; thence along the line of Lot No. 105, South 18° 40' East, 57 feet to a point; thence through Lot No. 104, South 71° 20' West, 26 feet to a point; thence again through Lot No. 104, North 18° 40' West, 57 feet to a point on a 15 foot alley; thence along the line of said alley, North 71° 20' East, 26 feet to the place of BEGINNING.

THE FOREGOING TWO (2) PARCELS OF LAND BEING the same premises conveyed to Olga Zupko and George A. Zupko, her husband, by deed of Alexander Dronski dated March 12, 1976 and recorded in the Office of the Recorder of Deeds in and for Luzerne County, Pennsylvania in Deed Book 1882 at pages 334, et seq. The said Alexander Dronski died on the 1st day of May, 1976, a resident of the City of Nanticoke, and the said George A. Zupko died on the 7th day of July 1988, also a resident of the City of Nanticoke, Luzerne County, Pennsylvania and title to the above described premises thereby vested absolutely in the Grantor herein as the surviving tenant by the entireties.

BEING the same premises conveyed by Olga Zupko, widow, to Olga Zupko, widow, and David J. Zupko, single, by deed dated August 3, 1990 and recorded in Deed Book 2360, Page 1113.

Title to said premises is vested in Olga Zupko and David J. Zupko, by the Deed from Olga Zupko dated 8/3/1990 and recorded 8/29/1990 in Record Book 2360, Page 80.

Olga Zupko departed this life on August 26, 1992.

PROPERTY BEING KNOWN AS: 22 West Church Street
Nanticoke, PA 18634

Being Plate Number: 42-10-47-1 PIN #: 42-J7SE1-029-023-000

Improvements thereon consist of: RESIDENTIAL

Seized and taken in execution as the property of: David J. Zupko

PROPERTY ADDRESS: 22 W. CHURCH ST, NANTICOKE, PA 18634

UPI / TAX PARCEL NUMBER: 42-J7SE1-029-023-000

Seized and taken into execution to be sold as the property of DAVID J ZUPKO in suit of CITIZENS BANK, N.A. S/B/M
TO CITIZENS BANK OF PENNSYLVANIA.

Attorney for the Plaintiff:
LAW OFFICE OF GREGORY JAVARDIAN, LLC
SOUTHAMPTON, PA 215-942-9690

BRIAN M. SZUMSKI, Sheriff
LUZERNE COUNTY, Pennsylvania