

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 9795/2025

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:

**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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All the surface of those two certain lots, pieces or parcels of land situate in the Borough of Shickshinny, County of Luzerne and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

Parcel 1: - Parcel Number: L4NE4-004-04A

Beginning at a point or corner on the northerly side of Garden Street and at the southwest corner of land late of Pearl Appleby;

Thence westerly along the northerly side of said Garden Street, one hundred (100) feet to Boone Alley;

Thence northerly along the easterly side of said Boone Alley, one hundred and fifty (150) feet to another alley;

Thence easterly along the said Alley, one hundred (100) feet to the land late of said Pearl Appleby;

Thence southeasterly along said land late of the said Pearl Appleby one hundred and fifty (150) feet to the place of beginning.

Parcel 2: - Parcel Number: L4NE4-004-04B

Beginning at a point or corner on the westerly side of Search Street, where said line forms a junction with Garden Street;

Thence westerly along the northerly line of Garden Street, fifty (50) feet to a corner;

Thence northerly one hundred and fifty (150) feet to a corner;

Thence easterly fifty (50) feet to a corner on the westerly line of Search Street;

Thence southerly along said Search Street, one hundred and fifty (150) feet to the place of beginning.

Tax ID: 56-L4NE4-004-04A-000, 56-L4NE4-004-04B-000

Property Address: 42 Search Street, Shickshinny, PA 18655

Title is vested in Joseph R. Frantz by deed from Patricia Keyser Appleby, widow, dated March 30, 2016 and recorded on April 1, 2016 in the Luzerne County Clerk's/Register's Office as Book 3016, Page 60345.

PROPERTY ADDRESS: 42 SEARCH ST, SHICKSHINNY, PA 18655

UPI / TAX PARCEL NUMBER: 56-L4NE4-004-04A-000, 56-L4NE4-004-04B-000

Seized and taken into execution to be sold as the property of JOSEPH R FRANTZ in suit of PINGORA LOAN SERVICING, LLC ENOTE VESTING-NATIONSTAR MORTGAGE LLC.

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Attorney for the Plaintiff:  
MCCALLA RAYMER LEIBERT PIERCE LLC  
ISELIN, NJ 445-207-4041

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