

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 12602/2024

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, JUNE 12, 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 a Writ of Execution No. _____, and Judgment No. 2024-12602, issued out of the Court of Common Pleas of Luzerne County, Pennsylvania, to me directed, there will be exposed to public sale, by vendue or outcry to the highest and best bidders, for cash, in the Courthouse, North River Street, Wilkes Barre City, Luzerne County, Pennsylvania, on Friday, April 3, 2026 at 10:30 O'clock A.M., of the said day, all the right, title and interest of the Defendants in and to:

ALL those certain pieces or parcels or tracts of land, lying and being in the Township of Hanover, County of Luzerne and State of Pennsylvania, bounded and described as follows, to wit:

THE FIRST THEREOF:

Beginning at a point on the Westerly side of Liberty Street, same being corner of Lot No. 19 on plot hereinafter referred to; Thence westerly along said lot ninety (90) feet to a corner of Lot No. 26;
Thence Southerly along said Lot No. 26, thirty-six (36) feet to a corner of other lands now or formerly of John Cajko and Mary Cajko, his wife; Thence along other lands now or formerly of the said John Cajko and Mary Cajko, his wife, Easterly ninety (90) feet to Liberty Street aforesaid; and Thence along said Liberty Street Northerly thirty-six (36) feet to the place of beginning.

Containing 3240 square feet of land, more or less, and being part of Lots Nos. 28 and 27 on plot of lots laid out by the Lehigh and Wilkes-Barre Coal Company in Hanover Township.

THE SECOND THEREOF:

Beginning at a point on the westerly side of Liberty Street, said point being the southerly corner of other lands now or formerly of Andrew Kurimski and Pauline Kurimski, his wife; Thence in a westerly direction along other lands now or formerly of the said Andrew Kurimski and Pauline Kurimski, his wife, forty-seven (47) feet to a point; Thence in a southerly direction at right angles to the preceding course, five (5) feet to a point; Thence in an easterly direction parallel to the first course, forty-seven (47) feet to the westerly side of Liberty Street aforesaid; and Thence in a northerly direction along Liberty Street five (5) feet to the place of beginning

Being a strip of land five (5) feet in width by forty-seven (47) feet in Length adjoining on the south, lands now or formerly of Andrew Kurimski and Pauline Kurimski, his wife, conveyed to them by Deed of John Cajko and Mary Cajko, his wife, dated July 6, 1934 and recorded July 10, 1934, in Luzerne County Deed Book 736 at Page 384,

UNDER AND SUBJECT to and together with prior grants and reservations of coal, oil, gas, mining rights of way, exceptions, conditions, restrictions and reservations of record, as the same may appear in this or prior instruments of record.

UNDER AND SUBJECT to all the easements, exceptions, rights, reservations, restrictions, covenants, conditions, privileges, etc., as may be either contained in or referred to in the prior deeds or other documents composing the chain of title, or as may be visible upon physical inspection of the premises.

TOGETHER with all buildings and improvements thereon.

IMPROVED WITH A SINGLE-FAMILY RESIDENTIAL DWELLING COMMONLY KNOWN AND NUMBERED AS: 123 EAST LIBERTY STREET, HANOVER TOWNSHIP, PA 18706
(a/k/a 123 East Liberty Street, Ashley, PA 18706)

PIN #: I9SE3 61 L2

BOTH PARCELS BEING THE SAME PREMISES WHICH Thomas A. Nealon, Sr. aka Thomas Nealon and Joanne M. Gagliardi aka Joann Gigliardi, Co-Executors of the Estate of Martha R. Pacropis, by Deed dated November 9, 2001 and recorded in the Office of the Recorder of Deeds in and for Luzerne County, Pennsylvania on November 14, 2001, at Instrument No. 5405160, granted and conveyed unto Richard J. Pierog, Jr. Richard J. Pierog, Jr. died April 1, 2023. His daughter, Donna M. Pierog, is his sole known heir.

NOTICE IS HEREBY GIVEN to all claimants and parties in interest that the Sheriff will, for all sales where the filling of a Schedule of Distribution not later than thirty (30) days after the sale, in his office, where the same will be available for inspection and that distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

SEIZED AND TAKEN INTO EXECUTION at the suit of – PENNSYLVANIA HOUSING FINANCE AGENCY vs. DONNA M. PIEROG, KNOWN HEIR OF RICHARD J. PIEROG, DECEASED AND THE UNKNOWN HEIRS OF RICHARD J. PIEROG, JR., DECEASED.

PROPERTY ADDRESS: 123 EAST LIBERTY ST, AKA 123 EAST LIBERTY ST ASHLEY PA, HANOVER TWP, PA 18706

UPI / TAX PARCEL NUMBER: I9SE3 61 L2

Seized and taken into execution to be sold as the property of PIEROG, DONNA M IN HER CAPACITY AS KNOWN HEIR OF RICHARD J PIEROG, JR., DECEASED AND THE UNKNOWN HEIRS OF RICHARD J. PIEROG, JR, DECEASED in suit of PENNSYLVANIA HOUSING FINANCE AGENCY.

Attorney for the Plaintiff:
PURCELL KRUG & HALLER
HARRISBURG, PA 717-234-4178

EUGENE A. GURNARI, Interim Sheriff
LUZERNE COUNTY, Pennsylvania