

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 10712/2025

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, 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 issued by Plaintiff: The Fidelity Deposit & Discount Bank
To Case Number 2025-CV-10712

ALL that certain parcel of land lying and situate in the Borough of West Pittston, County of Luzerne and Commonwealth of Pennsylvania, more specifically herein described as follows:

BEGINNING at a point located in a South 560.45' West direction at a distance of 166.00 feet from the point of intersection of the southwesterly side of Exeter Avenue with the northwesterly side of Warren Street;

THENCE along the northwesterly side of Warren Street in a North 560.45' East direction for a distance of 64.00 feet to a corner;

THENCE along a line of lands common to parcel 4 and parcel 1, then parcel 2 in the redivision of lands now or formerly of Michael and Elizabeth Cefalo and Walter and Rhoda Kuharchik, in a North 33°15' West direction for a distance of 100.00 feet to a corner;

THENCE along a line of lands common to parcel 4 and parcel 6 in a South 560.45' West direction for a distance of 64.00 feet to a corner;

THENCE along a line of lands common to parcel 4 and parcel 5 in a South 330.15' East direction for a distance of 100.00 feet to the PLACE OF BEGINNING.

CONTAINING approximately 6,400 square feet.

Said parcel 4 being subject to all reservations, easements, rights-of-way, covenants and conditions contained in the chain of title.

TITLE TO SAID PREMISES IS VESTED in the Defendant, Richard J. Kashuba, by deed dated August 29, 2014, from Richard J. Kashuba, Jr. and Paula J. Kashuba, which deed was recorded on September 10, 2015 in the Office of the Recorder of Deeds in and for Luzerne County, PA pursuant to Instrument Number 201545228 and in Book 3015 at Page 166001.

PROPERTY BEING KNOWN AS: 208 Warren Street, West Pittston, PA 18643

BEING Luzerne County Tax Parcel and PIN No.: 65-E11NE1-025-15A-000

IMPROVEMENTS thereon consist of: Residential Dwelling

SEIZED AND TAKEN in execution as the property of: Richard Kashuba, a/k/a Richard J. Kashuba

PROPERTY ADDRESS: 208 WARREN ST, WEST PITTSTON, PA 18643

UPI / TAX PARCEL NUMBER: 65-E11NE1-025-15A-000

Seized and taken into execution to be sold as the property of KASHUBA, RICHARD A/K/A RICHARD J KASHUBA in suit of THE FIDELITY DEPOSIT & DISCOUNT BANK.

Attorney for the Plaintiff:
ROCCO HAERTTER, ESQ
KINGSTON, PA 570-208-2907

EUGENE A. GURNARI, Interim Sheriff
LUZERNE COUNTY, Pennsylvania