

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 11967/2025

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.

All the surface or right of soil of all that certain lot, piece or parcel of land situate in the City of Wilkes-Barre, County of Luzerne, State of Pennsylvania bounded and described as follows, to wit:

Beginning at the South corner of Northampton Street and Meade Streets;
Thence along said Northampton Street South 39 1/2 degrees East fifty (50) feet to Lot No. 3; Thence along same South 56 1/4 degrees West sixty (60) feet to Lot No. 1;
Thence along the same North 39 1/2 degrees West fifty (50) feet to said Meade Street Thence along the same North 56 1/4 degrees East Sixty (60) feet to said corner of Northampton and Meade Streets, the Place of Beginning.

Being Lot No. 2 as laid out by I.E. Hartwell for Estate of Samuel Kidney deceased

Being the same parcel conveyed to Anthony DeGiovanni and Nancy DiGiovanni from Kenneth R. Lembke, by virtue of a deed dated 8/4/2003, recorded 8/14/2003, in deed book REC/3003, page 237665, county of Luzerne, State of Pennsylvania .

Assessors Parcel No: I10NW1 B21 L25

Being the same premises which Kenneth L. Lembke, by Deed dated 08/04/2023 and recorded 08/14/2003, in the Office of the Recorder of Deeds in and for the County of Luzerne, in Deed Book 3003, Page 237665, granted and conveyed unto Anthony DiGiovanni and Nancy DiGiovanni, in fee.

AND the said Anthony DiGiovanni has departed from this life on or about 01/26/2010 thereby vesting title of the mortgage premises unto Nancy Anderson A/K/A Nancy DiGiovanni.

AND the said Nancy Anderson A/K/A Nancy DiGiovanni has departed this life on or about 02/09/2025, thereby vesting title of the mortgaged premises unto George Verity, in his capacity as Administrator of the Estate of Nancy Diovanni A/K/A Nancy A. Anderson, Deceased.

Tax Parcel: 73-I10NW1-021-025-000 aka I10NW1 B21 L25

Premises Being: 395 E Northampton St, AKA 395-397 E Northampton St, Wilkes Barre, PA 18702

PROPERTY ADDRESS: 395 E NORTHAMPTON ST, AKA 395-397 E NORTHAMPTON ST, WILKES BARRE, PA 18702

UPI / TAX PARCEL NUMBER: 73-I10NW1-021-025-000

Seized and taken into execution to be sold as the property of VERITY, GEORGE IN HIS CAPACITY AS ADMINISTRATOR OF THE ESTATE OF NANCY DIGIOVANNI AKA NANCY A ANDERSON, DECEASED in suit of PENTAGON FEDERAL CREDIT UNION.

Attorney for the Plaintiff:
BROCK & SCOTT PLLC
KING OF PRUSSIA, PA 844-856-6646

EUGENE GURNARI, Interim Sheriff
LUZERNE COUNTY, Pennsylvania