

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 3585/2025

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, AUGUST 07, 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 that certain lot, piece or parcel of ground, situate, lying and being in the Borough of Forty Fort, Luzerne County, Pennsylvania, bounded and described as follows:

Beginning at a corner, said corner being One Hundred (100) feet in a Northeasterly direction from the North-westerly intersection of Rose Street and Wyoming Avenue; Thence

North 50 degrees 38 minutes West, One Hundred Ninety-Three (193) feet to a corner; Thence

North 39 degrees 22 minutes East, along line of Lot No. 108, Fifty (50) feet to a corner in line of land of one Thomas Husband; Thence along line of land of said Thomas Husband, South 50 degrees 38 minutes East, One Hundred Ninety-Three and Sixty-Four One-Hundredths (193.64) feet to a corner on Wyoming Avenue, aforesaid; Thence South 39 degrees 22 minutes West, Fifty (50) feet to the place of beginning.

Containing 9,682.00 square feet of surface, be the same, more or less.

Parcel/APN/Tax ID: 21-F10NW3-005-023-000

TITLE TO SAID PREMISES VESTED IN James S. Butcofski and Sylvia A. Butcofski , by Deed from Grace E. Corcoran , dated May 25, 1967, recorded May 26, 1967, in Book 1615, Page 680. The said James S. Butcofski departed this life on February 27, 2024...

Tax Parcel No: 21-F10NW3-005-023-000

Premises known as: 1734 Wyoming Avenue, Forty Fort, PA 18704

To Be Sold as the property of James S. Butcofski and Sylvia A. Butcofski

Docket No: 2025-03585

PROPERTY ADDRESS: 1734 WYOMING AVE, FORTY FORT, PA 18704

UPI / TAX PARCEL NUMBER: 21-F10NW3-005-023-000

Seized and taken into execution to be sold as the property of SYLVIA A BUTCOFSKI in suit of LOANDEPOT.COM, LLC.

Attorney for the Plaintiff:  
ORLANS LAW GROUP PLLC  
WAYNE, PA 484-367-4191

**EUGENE A. GURNARI, Interim Sheriff**  
LUZERNE COUNTY, Pennsylvania