

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 8020/2025

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 that certain piece or parcel of land situated in Jenkins Township, County of Luzerne and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the northerly right of way line of Susquehannock Drive, said point being a southeasterly corner of land now or formerly of Kenneth M. & Joanne M. Gorski, as recorded in Deed Book 2485, Page 1108, said lands of Kenneth M. & Joanne M. Gorski also being Lot 49 of the Susquehanna Estates Major Subdivision, as recorded in Map Book 71, Page 78:

THENCE along said Lot 49, N 32 °38'00" E a distance of 85.00 feet to a point, said point being the common corner of Lots 49,50,67, and 78 on said plan;

THENCE along said Lot 67, S 57 °22'00" E a distance of 125.00 feet to a point, said point being on the right of way line of Susquehannock Drive;

THENCE along the right of way line of Susquehannock Drive, the following courses and distances:

1. S 32 °38'00" W a distance of 10.00 feet to a point;
2. Along a curve to the right having an arc length of 117.81 feet, a radius of 75.00 feet, a chord bearing of S 77 ° 38'00" W, and a chord length of 106.07 feet to a point;
3. N 57 °22'00" W a distance of 50.00 feet to the POINT OF BEGINNING.

CONTAINING 0.22 acres or 9,418 sq. ft. of land more or less.

Being all of Lot 68 of the Susquehanna Estates Major Subdivision, as prepared by Michael J. Pasonick, Jr., Inc., as recorded in Map Book 71, Page 78; in the office of the Luzerne County Recorder in the Commonwealth of Pennsylvania.

BEING THE SAME PREMISES GRANTED AND CONVEYED UNTO Louis Witchey, by virtue of a Deed between Ambria Salavantis, Administratrix of the Estate of Harry Salavantis, dated June 26, 2023, and recorded in the Luzerne County Recorder of Deeds office on July 7, 2023, to Luzerne County Record Book 3023, Pages 121437, et seq., Instrument No. 202335196.

SUBJECT to the same conditions, exceptions and reservations, together with all rights and privileges contained in the deeds forming the chain of title to the aforesaid described premises.

TOGETHER with all and singular the buildings, improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances whatsoever thereunto belonging or in anywise appertaining, and the reversions and remainders, rents, issues and profits thereof; and all the estate, right,

title, interest, property, claim and demand whatsoever of the said parties of the first part, in law, equity or otherwise, howsoever, in and to the same and every part thereof.

TO HAVE AND TO HOLD the said buildings, hereditaments and premises hereby granted or mentioned and intended so to be with the appurtenances, unto the said parties of the second part, their heirs and assigns, to and for the only proper use and behoof of the said parties of the second part, their heirs and assigns forever.

HAZARDOUS WASTE IS NEITHER BEING PRESENTLY DISPOSED OF NOR HAS EVER BEEN DISPOSED OF BY THE GRANTOR HEREIN NOR DOES THE GRANTOR HEREIN HAVE ANY ACTUAL KNOWLEDGE THAT HAZARDOUS WASTE HAS BEEN DISPOSED OF ON THE PREMISES HEREIN.

NOTICE - THIS DOCUMENT MAY NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL, AND, IN THAT CONNECTION, DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR OTHER STRUCTURE ON OR IN SUCH LAND. THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTHERWISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT.

IMPROVEMENTS thereon consist of: Residential single-family home

PROPERTY IDENTIFICATION NUMBER OF THE ABOVE-DESCRIBED PREMISES: Map/Parcel/Plate:  
33-F10S3-006-020-000

PROPERTY BEING KNOWN AS: 300 Susquehannock Drive, Jenkins Township, PA 18640

PROPERTY ADDRESS: 300 SUSQUEHANNOCK DR, JENKINS TOWNSHIP, PA 18640

UPI / TAX PARCEL NUMBER: 33-F10S3-006-020-000

**Seized and taken into execution to be sold as the property of LOUIS A WITCHEY in suit of JOHN O'NEIL.**

**Attorney for the Plaintiff:**  
HOURIGAN, KLUGER & QUINN  
KINGSTON, PA 570-287-3000

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