

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 12778/2025

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 the surface of that certain piece or parcel of land situate in the Borough of Luzerne, County of Luzerne and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a corner on the Easterly side of Walnut Street at a corner coextensive with the point of intersection of the Easterly side of line of said street with the projection of the center line of dividing wall between double dwelling 335-337 Walnut Street; thence along projection of said center line, along the center line of said dividing wall and its projection North 59 degrees 10 minutes East 130.00 feet to a corner; thence South 59 degrees 10 minutes West 130.00 feet to said street; thence along said street South 30 degrees 50 minutes East 24.00 feet more or less to a corner, the place of beginning.

Property Address: 337 Walnut Street, Luzerne, PA 18709

Parcel ID: 41-G9NE2-017-023

Title is vested in Nicholas J. Russo and Lillian M. Russo, joint tenants, by deed from Michael Pockevich and Kimberly Pockevich, dated August 17, 2018, recorded August 23, 2018, in the Luzerne County Clerk's/Register's Office in Deed Book 3018, Page 158099, Instrument No. 201845475.

PROPERTY ADDRESS: 337 WALNUT ST, LUZERNE, PA 18709

UPI / TAX PARCEL NUMBER: 41-G9NE2-017-023

Seized and taken into execution to be sold as the property of NICHOLAS J RUSSO AND LILLIAN M RUSSO in suit of M&T BANK.

Attorney for the Plaintiff:
MCCALLA RAYMER LEIBERT PIERCE LLC
ISELIN, NJ 445-207-4041

EUGENE A. GURNARI, Interim Sheriff
LUZERNE COUNTY, Pennsylvania