

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 3241/2025

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, of those certain pieces or parcels of land situate in the Borough of Warrior Run, County of Luzerne, and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a corner, the said corner being at the intersection of the southerly line of Pine Street and the westerly line of Beaumont Street and located south seventeen degrees fifty-eight minutes East (S. 17 degrees 58' E.) nineteen and thirty-three one-hundredths feet (19.33 feet) from the intersection of the northerly line of Pine Street and the westerly line of Beaumont Street situated in the Borough of Warrior Run, Luzerne County, Pa.;

THENCE along the westerly line of Beaumont Street, South seventeen degrees fifty-eight minutes East (S. 17 degrees 58' E.) one hundred fifty-nine feet (159 feet) to a corner in the northerly right of way line of the Glen Alden corporation narrow gauge track;

THENCE along the above mentioned right of way line, south eighty-five degrees fifty-one minutes West (S. 85 degrees 51' W.) two hundred and twelve one-hundredths feet (200.12') to a corner;

THENCE along lands late of Glen Alden Corporation, North seventeen degrees fifty-eight minutes West (N. 17 degrees 58' W.) one hundred nine and five one-hundredths feet (109.05) to a corner in the southerly line of Pine Street;

THENCE along the southerly line of Pine Street, North seventy-one degrees twenty-four minutes East (N. 71 degrees 24E.) one hundred ninety-four and thirty-one one-hundredths feet (194.31') to the place of beginning.

The Property Identification Number of the above described premises is K8NE1 006 008

Being the same premises which Chris Senczakowicz also known as Christopher Senczakowicz, Executor of the estate of Arline J. Senvzakowicz also known as Arline Senczakowicz also known as Arline Jean Senczakowicz, Deceased, by Deed dated 05/06/2018 and recorded 05/15/2018, in the Office of the Recorder of Deeds in and for the County of Luzerne, in Deed Book 3018, Page 86625, granted and conveyed unto Joseph C. Henichek and Beth A. McNulty, in fee.

Tax Parcel:

ALL, of those certain pieces or parcels of land situate in the Borough of Warrior Run, County of Luzerne, and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a corner, the said corner being at the intersection of the southerly line of Pine Street and the westerly line of Beaumont Street and located south seventeen degrees fifty-eight minutes East (S. 17 degrees 58' E.) nineteen and thirty-three one-hundredths feet (19.33 feet) from the intersection of the northerly line of Pine Street and the westerly line of Beaumont Street situated in the Borough of Warrior Run, Luzerne County, Pa.;

THENCE along the westerly line of Beaumont Street, South seventeen degrees fifty-eight minutes East (S. 17 degrees 58' E.) one hundred fifty-nine feet (159 feet) to a corner in the northerly right of way line of the Glen Alden corporation narrow gauge track;

THENCE along the above mentioned right of way line, south eighty-five degrees fifty-one minutes West (S. 85 degrees 51' W.) two hundred and twelve one-hundredths feet (200.12') to a corner;

THENCE along lands late of Glen Alden Corporation, North seventeen degrees fifty-eight minutes West (N. 17 degrees 58' W.) one hundred nine and five one-hundredths feet (109.05) to a corner in the southerly line of Pine Street;

THENCE along the southerly line of Pine Street, North seventy-one degrees twenty-four minutes East (N. 71 degrees 24E.) one hundred ninety-four and thirty-one one-hundredths feet (194.31') to the place of beginning.

The Property Identification Number of the above described premises is K8NE1 006 008

Being the same premises which Chris Senczakowicz also known as Christopher Senczakowicz, Executor of the estate of Arline J. Senczakowicz also known as Arline Senczakowicz also known as Arline Jean Senczakowicz, Deceased, by Deed dated 05/06/2018 and recorded 05/15/2018, in the Office of the Recorder of Deeds in and for the County of Luzerne, in Deed Book 3018, Page 86625, granted and conveyed unto Joseph C. Henicheck and Beth A. McNulty, in fee.

Tax Parcel: 62-K8NE1 -006-008-000 a/k/a K8NE1 006 008

Premises Being: 289 Beaumont Street, Warrior Run, PA 18706  
a/k/a K8NE1 006 008

Premises Being: 289 Beaumont Street, Warrior Run, PA 18706

PROPERTY ADDRESS: 289 BEAUMONT ST, WARRIOR RUN, PA 18706

UPI / TAX PARCEL NUMBER: 62-K8NE1 -006-008-000

**Seized and taken into execution to be sold as the property of JOSEPH C HENICHEK AND BETH A MCNULTY in suit of LAKEVIEW LOAN SERVICING, LLC.**

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

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