

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 3927/2025

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.

By virtue of a Writ of Execution filed to No. 202503927

PHH Mortgage Corporation v. Julie Lombardo, solely in her capacity as Executrix to the Estate of Frank Lombardo A/K/A Frank J. Lombardo and Michael Delucia, solely in his capacity as known heir of Frank Lombardo A/K/A Frank J. Lombardo, deceased and Patrick Lombardo, solely in his capacity as Executor to the Estate of Frank Lombardo A/K/A Frank J. Lombardo and The Unknown Heirs of Frank Lombardo A/K/A Frank J. Lombardo

Owner of the property situate in the City of Pittston, Luzerne County, Pennsylvania

All that certain lot, piece, or parcel of land situate, lying and being in the Township of Pittson, County of Luzerne and State of Pennsylvania, described as follows:

BEGINNING at the Northerly corner of Lot No. 40 Rock Street, said place of Beginning also being in the Southwesterly line of Rock Street,; Thence South thirty-one degrees fifty-nine minutes West (S. 31° 59' W.) along the Northwesterly line of said Lot No. 40 a distance of two hundred four and five tenths (204.5) feet to the Westerly corner thereof, which is in the Northeasterly line of Market Street; thence North fifty-six degrees twenty-one minutes West (N. 56° 21' W.) along the Northeasterly line of said Market Street a distance of fifty and two one hundredths (50.02) feet to the Southerly corner of Lot No. 36 Rock Street; thence North thirty-one degrees fifty-nine minutes East (N. 31° 59' E.) along the Southeasterly line of said Lot No. 36 a distance of two hundred three and four one hundredths (203.04) feet to the Easterly corner thereof, which is in the Southwesterly line of Rock Street aforesaid; thence South fifty-eight degrees one minute East (S. 58° 01' E.) along the Southwesterly line of Rock Street a distance of fifty (50) feet to the place of beginning.

CONTAINING an area of ten thousand one hundred eighty-eight (10,188) square feet, more or less, being Lot No. 38 Rock Street, as per map of Pennsylvania Coal Company and being part of the Pittson Coal Company Tract (part of Lot No. 25 in the First Division of Certified Pittson Township)

Tax ID #: E115E2B2L13A

BEING all and the same lands and premises conveyed to Frank Lomabrdo by Pennsylvania Coal Company in a deed executed 9/10/1962 and recorded 10/10/1962 in Book 1508, Page 719 of the Luzerne County, Pennsylvania Land Records

PROPERTY BEING KNOWN AS 38 Rock Street, Pittston, PA 18640

Being Luzerne County Tax Plate No. 51-E11SE2-002-13A-000 and PIN: 51-E11 SE2-002-1 34-000

BEING the same premises which Pennsylvania Coal Company a Corporation by Deed dated September 10, 1962 and recorded in the Office of Recorder of Deeds of Luzerne County on October 10, 1962 at Book 1508, Page 719 granted and conveyed unto Frank Lombardo.

Improvements thereon consist of: Residential Real Estate
Frank Lombardo having departed this life on October 11, 2024.
Attorneys for Plaintiff
Stern & Eisenberg, PC

PROPERTY ADDRESS: 38 ROCK ST, PITTSTON, PA 18640

UPI / TAX PARCEL NUMBER: 51-E11 SE2-002-1 34-000

Seized and taken into execution to be sold as the property of LOMBARDO, JULIE SOLELY IN HER CAPACITY AS EXECUTRIX TO THE ESTATE OF FRANK LOMBARDO A/K/A FRANK J LOMBARDO, DELUCIA, MICHAEL SOLELY IN HIS CAPACITY AS KNOWN HEIR OF FRANK LOMBARDO A/K/A FRANK J LOMBARDO DECEASED, LOMBARDO, PATRICK SOLELY IN HIS CAPACITY AS EXECUTOR TO THE ESTATE OF FRANK LOMBARDO A/K/A FRANK J LOMBARDO AND THE UNKNOWN HEIRS OF FRANK LOMBARDO A/K/A FRANK J LOMBARDO in suit of PHH MORTGAGE CORPORATION.

Attorney for the Plaintiff:
STERN & EISENBERG PC
WARRINGTON, PA 215-572-8111

EUGENE GURNARI, Interim Sheriff
LUZERNE COUNTY, Pennsylvania