

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 10318/2025

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 Writ of Execution issued by Plaintiff: U.S. Bank Trust National Association, as trustee of Waterfall Victoria III-NB Grantor Trust

To case number: 2025-10318

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND SITUATE IN THE TOWNSHIP OF NEWPORT, COUNTY OF LUZERNE AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT: BEGINNING AT THE NORTHEAST CORNER OF LOT NO. 176 ON THE SOUTHERLY SIDE OF SPRUCE STREET; SAID CORNER BEING THREE HUNDRED (300) FEET EASTERLY FROM THE SOUTHEAST CORNER OF THE INTERSECTION OF PINE AND SPRUCE STREETS ON PLOT OF LOTS HEREINAFTER MENTIONED; THENCE ALONG LINE OF LOT NO. 177, SOUTH SEVENTEEN (17) DEGREES THIRTY (30) MINUTES EAST ONE HUNDRED AND ELEVEN (111) FEET, TO A CORNER ON AN ALLEY; THENCE ALONG LINE OF SAID ALLEY, SOUTH SEVENTY-TWO (72) DEGREES THIRTY (30) MINUTES WEST, FIFTY AND FORTY-ONE HUNDREDTHS (50.40) FEET, TO A CORNER; THENCE NORTH SEVENTEEN (17) DEGREES THIRTY(30) MINUTES WEST, ONE HUNDRED ELEVEN (111) FEET, THROUGH THE CENTERLINE OF THE PARTITION WALL DIVIDING THE DOUBLE DWELLING NOW LOCATED ON LOTS NOS. 175 AND 176, TO A CORNER ON SPRUCE STREET; THENCE ALONG THE LINE OF SPRUCE STREET, NORTH SEVENTY-TWO (72) DEGREES THIRTY (30) MINUTES EAST, FIFTY AND FORTY-ONE HUNDREDTHS (50.40) FEET, TO THE PLACE OF BEGINNING. CONTAINING 5,594.4 SQUARE FEET, MORE OR LESS.

BEING LOT NO. 176 AND PART OF LOT NO. 175, PLOT G AS SHOWN ON THE ALDEN COAL COMPANY LAND DEVELOPMENT MAP, DATED APRIL 28, 1928, AND RECORDED IN LUZERNE COUNTY MAP BOOK NO. 3, PAGES 74 TO 81.

BEING THE SAME PREMISES ELIZABETH SEDOR METRINKO, GRANTED AND CONVEYED UNTO JAMES ADELHOCH, IN THE DEED DATED AUGUST 25, 1997 RECORDED IN THE LUZERNE COUNTY RECORDER OF DEEDS OFFICE ON SEPTEMBER 11, 1997 AS BOOK 2612, PAGE 959. AND THE SAID JAMES ADELHOCH HAVING DEPARTED THIS LIFE ON OR ABOUT OCTOBER 5, 2022.

PARCEL NO.: 46-K7S3 -003-005-000

Title to said premises is vested in: The Unknown Heirs, Successors, Assigns and all Persons, Firms or Associations claiming Right, Title, or Interest from or under James Adelhoch, deceased
Property being known as: 54 Spruce Street, Nanticoke, PA 18634

Being Luzerne County tax parcel number and pin number: 46-K7S3 -003-005-000

Improvements thereon consist of: Residential Property

Seized and taken in execution as the property of: The Unknown Heirs, Successors, Assigns and all Persons, Firms or Associations claiming Right, Title, or Interest from or under James Adelhoch, deceased

Attorney: Kaitlin D. Shire, Esquire
Hill Wallack LLP
1000 Floral Vale Blvd., Suite 300
Yardley, PA 19067
(215) 579-7700

PROPERTY ADDRESS: 54 SPRUCE ST, NANTICOKE, PA 18634

UPI / TAX PARCEL NUMBER: 46-K7S3 -003-005-000

Seized and taken into execution to be sold as the property of UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER JAMES ADELHOCH, DECEASED in suit of U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF WATERFALL VICTORIA III-NB GRANTOR TRUST.

Attorney for the Plaintiff:
HILL WALLACK LLP
YARDLEY, PA 215-579-7700

EUGENE GURNARI, Interim Sheriff
LUZERNE COUNTY, Pennsylvania