

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 3115/2023

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.

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By virtue of writ of execution issued by plaintiff: Carrington Mortgage Services, LLC vs. Katrine Gobla; Haley Gobla, known Heir of Brian R. Gobla, deceased; Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Brian R. Gobla, deceased; and Jacob Gobla, known Heir of Brian R. Gobla, deceased

To case number 202303115

All that certain piece or parcel of land situate in the Twelfth Ward of the City of Wilkes-Barre, County of Luzerne and State of Pennsylvania, more particularly bounded and described as follows:

Beginning at a point in the southwesterly sideline of Marlborough Avenue in line between Lots Numbers 113 and 114 on plot of lots hereinafter mentioned;

Thence from said point and along the line between said Lots, South 44 degrees 00 minutes West, one hundred thirty-two and eighty-eight one-hundredths (132.88) feet to a point;

Thence from said point and along the rear line of Lots Numbers 114 and 115, North 46 degrees 00 minutes West, thirty-five and twenty one-hundredths (35.20) feet to Parcel "B" hereinafter mentioned;

Thence from said point and along the line of Parcel "B", North 44 degrees 00 minutes East, one hundred thirty-two and eighty-eight one-hundredths (132.88) feet to the line of Marlborough Avenue;

Thence from said point and along the line of Marlborough Avenue, South 46 degrees 00 minutes East, thirty-five and twenty one-hundredths (35.20) feet to the place of beginning.

Containing 4677.37 square feet of land, be the same, more or less, and being all of Lot Number 114 and 10.20 feet of the southeasterly part of Lot Number 115 on Riverside Plot of Lots as laid out by J.C. and W.L. Farrell and being known as Parcel "A" on map of survey by the Sturdevant-Dilley Engineering Co., Ltd., of Wilkes-Barre, PA, made March 24, 1939.

Together with and subject to the right of use in common with others of a four (4.00) foot wide strip of land lying along the northwesterly line of the within-described premises and extending in a southwesterly direction 108.00 feet from the line of Marlborough Avenue, to be joined with a similar sized strip of land located along the southeasterly line of the adjoining parcel (B) to form an eight (8.00) foot wide private party alley for the purpose of ingress and egress to and an from the rear of the premises herein described.

Property Address: 86 Marlborough Avenue Wilkes Barre, PA 18702

Tax ID: 73H9SW3 008002000

BEING the same premises which Charlotte C. Kordek, Executrix of the Estate of Esther C. Forbes, by deed dated

February 14, 1997 and recorded February 18, 1997 at Book No. 2591, Page 1057 in the Office of the Recorder of Deeds of Luzerne County, PA, granted and conveyed unto Brian R. Gobla and Katrine Gobla, in fee. AND THE SAID Brian R. Gobla passed away on or about November 15, 2022, thereby vesting title unto Katrine Gobla and Haley Gobla and Jacob Gobla, known Heirs of Brian R. Gobla, deceased, and any Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Brian R. Gobla, deceased.

Title to said premises is vested in Charlotte C. Kordek, Executrix of the Estate of Esther C. Forbes by Deed dated February 17, 1997 and recorded in the Luzerne County Recorder of Deeds Office on February 18, 1997 in Book 2591, Page 1057, Instrument # 5146054.

Property being known as: 86 Marlborough Avenue, Wilkes Barre, PA 18702

Being Luzerne County tax parcel number and pin number: 73H9SW3 008002000

Improvements thereon consist of: Residential Dwelling

Seized and taken in execution as the property of: Carrington Mortgage Services, LLC against Katrine Gobla; Haley Gobla, known Heir of Brian R. Gobla, deceased; Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Brian R. Gobla, deceased; and Jacob Gobla, known Heir of Brian R. Gobla, deceased and will be sold by

/s/ Joseph LoCastro, Esq.  
Attorney for Plaintiff

PROPERTY ADDRESS: 86 MARLBOROUGH AVE, WILKES BARRE, PA 18702

UPI / TAX PARCEL NUMBER: 73H9SW3 008002000

**Seized and taken into execution to be sold as the property of GOBLA, KATRINE, KNOWN HEIR OF BRIAN R. GOBLA, DECEASED, HALEY GOBLA, KNOWN HIER OF BRIAN R GOBLA, DECEASED, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER BRIAN R. GOBLA, DECEASED AND JACOB GOBLA, KNOWN HEIR OF BRIAN R GOBLA, DECEASED in suit of CARRINGTON MORTGAGE SERVICES, LLC.**