

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 13302/2025

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:

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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## LONG DESCRIPTION

By virtue of writ of execution issued by plaintiff: Navy Federal Credit Union

To case number 202513302

All that certain lot or piece of ground situate in Kingston Borough, County of Luzerne, Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the Northeasterly side of Richard Street, said point being a common corner of Lots Nos. 35 and 34 on plot and being one hundred and twenty-five (125) feet South 36 degrees 16' East from the intersection of Richard Street with Korn Street;

THENCE along Richard Street, South 36 degrees 16' East, forty (40) feet to a point in Lot No. 36 on plot;

THENCE North 53 degrees 44' East along line of Lot No. 36 aforesaid, 97.86 feet to a corner;

THENCE North 36 degrees 21' West, forty (40) feet to a corner of Lot No. 34;

THENCE along the line of Lot No. 34, South 53 degrees 44' West, ninety-seven and eighty one- hundredth (97.80) feet to the place of BEGINNING.

BEING Lot No.35 on plot of lots of Michael F. Wargo, as recorded in Map Book 3, Page 6, in the Office of the Recorder of Deeds of Luzerne County.

Title to said premises is vested in Chase Alan Chervenak aka Chase A. Chervenak aka Chase Chervenak by deed from Maureen A. Powell dated September 17, 2014 and recorded October 9, 2014 in Deed Book 3014, Page 167749 Instrument Number 201448199.

Property being known as: 307 Richard Street, Kingston, PA 18704

Improvements thereon consist of: Residential Dwelling

Seized and taken in execution as the property of: Chase Alan Chervenak aka Chase A. Chervenak aka Chase Chervenak

PROPERTY ADDRESS: 307 RICHARD ST, KINGSTON, PA 18704

UPI / TAX PARCEL NUMBER: 34-01G9SE1- 015-004-000

Seized and taken into execution to be sold as the property of CHERVENAK, CHASE ALAN AKA CHASE A CHERVENAK AKA CHASE CHERVENAK in suit of NAVY FEDERAL CREDIT UNION.

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**Attorney for the Plaintiff:**  
MCCABE, WEISBERG & CONWAY, LLC  
PHILADELPHIA, PA 215-790-1010

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