

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 8022/2024

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, AUGUST 07, 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 a Writ of Execution issued by: ABL RPC Residential Credit Acquisition LLC

No. 2024-08022

ALL THE SURFACE OR RIGHT OF SOIL OF THAT CERTAIN LOT, PIECE OR PARCEL OF LAND SITUATE, LYING AND BEING IN THE TOWNSHIP OF HANOVER, LUZERNE COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

PARCEL NO. 1:

BEGINNING AT A POINT IN THE NORTHERLY RIGHT OF WAY LINE OF STATE HIGHWAY ROUTE NO. 40033. SAID POINT BEING A CORNER IN THE LINE OF LAND BETWEEN SEIBEL, ET AL AND THE WYOMING VALLEY SANITARY AUTHORITY;

THENCE ALONG THE NORTHERLY RIGHT OF WAY LINE BY A CURVE TO THE LEFT HAVING A CHORD COURSE OF SOUTH SEVENTY-EIGHT DEGREES, THIRTEEN MINUTES WEST (S. 87° 13' W.) A DISTANCE OF ONE HUNDRED FORTY-TWO AND THIRTY-ONE HUNDREDTHS (142.30) FEET TO A CORNER AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF STATE HIGHWAY ROUTE NO. 40033 WITH THE NORTHERLY LINE OF LOOMIS STREET IN THE TOWNSHIP OF HANOVER, LUZERNE COUNTY, PENNSYLVANIA;

THENCE ALONG THE NORTHERLY LINE OF LOOMIS STREET BY A CURVE TO THE LEFT HAVING A CHORD COURSE OF NORTH SIXTY-FIVE DEGREES, FIFTY-THREE MINUTES WEST (65° 53' W.) FOR A DISTANCE OF ONE HUNDRED FIFTY (150) FEET TO A CORNER;

THENCE CONTINUING ALONG THE NORTHERLY LINE OF LOOMIS STREET ALONG A CURVE TO THE LEFT HAVING A CHORD COURSE OF NORTH SEVENTY-EIGHT DEGREES, TWENTY-FOUR MINUTES WEST (N. 78° 24' W.) THIRTY-ONE AND SIXTEEN ONE -HUNDREDTHS (31.16) FEET TO A CORNER IN LINE OF LAND OF PAUL W. MERRILL, ET UX;

THENCE ALONG THE LINE DIVIDING THE LAND OF SEIBEL, ET AL AND MERRILL, NORTH TWO DEGREES, TWENTY-EIGHT MINUTES EAST (N. 2° 8' E.) FIFTY-FIVE (55.00) FEET, MORE OR LESS, TO A CORNER IN THE SOUTHERLY RIGHT OF WAY LINE OF PENN CENTRAL RAILROAD COMPANY;

THENCE ALONG SAID RIGHT OF WAY LINE, SOUTH EIGHTY-SEVEN DEGREES, THIRTY-TWO MINUTES EAST (S. 87° 32' E.) TWO HUNDRED NINETY (290.00) FEET TO A CORNER IN LINE OF LAND OF SEIBEL, ET AL, AND LAND OF THE WYOMINGVALLEY SANITARY AUTHORITY;

THENCE ALONG SAID LINE SOUTH EIGHT DEGREES, FIFTY-TWO MINUTES EAST (S. 8° 52' E.) EIGHTY-SEVEN AND FORTYTHREE ONE -HUNDREDTHS (87.43) FEET TO A CORNER IN THE AFORESAID NORTHERLY RIGHT OF WAY LINE OF STATE HIGHWAY ROUTE NO. 40033, THE PLACE OF BEGINNING.

CONTAINING SIXTY-FIVE ONE HUNDREDTHS (.65) ACRE, MORE OR LESS, OF SURFACE.

BEING THE SAME PREMISES WHICH HEATHER CHALLENGER AND PAUL MERRILL, III, EXECUTORS OF THE ESTATE OF DORIS JANE MERRILL, A/K/A DORIS MERRILL, AND PEGGY STERNER, ADMINISTRATRIX OF THE ESTATE OF JOSEPHINE KANJORSKI, BY DEED DATED JULY 1, 2022 AND RECORDED JULY 15, 2023 IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR LUZERNE COUNTY, PENNSYLVANIA, AT INSTRUMENT NUMBER 202245398 GRANTED AND CONVEYED UNTO JOSEPH KAMINSKI, ERRONEOUSLY IDENTIFIED AS JOSEPH KAMINSKY.

THIS INDENTURE IS MADE EXPRESSLY SUBJECT TO ANY RIGHTS OF UNITED GAS IMPROVEMENT COMPANY AND THE COMMONWEALTH OF PENNSYLVANIA AS SET FORTH IN DEED BOOK 1679, PAGE 11, AND THIS INDENTURE IS ALSO MADE SUBJECT TO THE SAME EXCEPTIONS, RESERVATIONS, PROVISIONS, COVENANTS, CONDITIONS, WAIVERS AND RESTRICTIONS AS ARE CONTAINED IN THE PRIOR CHAIN OF TITLE TO SAID PREMISES

PIN # 25-J7S1-01A-10A-000

PARCEL NO. 2

ALL THE SURFACE OR RIGHT OF SOIL OF THAT CERTAIN LOT, PIECE OR PARCEL OF LAND SITUATE, LYING AND BEING IN THE TOWNSHIP OF HANOVER, LUZERNE COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A CORNER IN LINE OF LAND OF THE GRANTORS HEREIN IN THE NORTHERLY LINE OF LOOMIS STREET, SAID CORNER BEING SOUTH SEVENTY-EIGHT DEGREES THIRTEEN MINUTES WEST (S. 78° 13' W.) ONE HUNDRED FORTYTWO

AND THIRTY-ONE HUNDREDS (142.30) FEET AND NORTH SIXTY-SIX DEGREES EIGHTEEN MINUTES WEST (N. 66° 18' W.) ONE HUNDRED EIGHTY-ONE AND SIXTY ONE HUNDREDTHS (181.60) FEET FROM THE LINE DIVIDING LANDS OF THE GRANTORS HEREIN (SEPTEMBER 11, 1969, LUZERNE COUNTY DEED BOOK NO. 1679, PAGE 10) AND LAND OF THE WYOMING VALLEY SANITARY AUTHORITY (MAY 20, 1968, LUZERNE COUNTY DEED BOOK NO. 1649, PAGE 353) (PARCEL NO. 1) IN THE NORTHERLY RIGHT OF WAY LINE OF PENNSYLVANIA STATE HIGHWAY, LEGISLATIVE ROUTE NO. 40033, LEADING FROM THE CITY OF WILKES-BARRE TO THE CITY OF NANTICOKE; THENCE ALONG THE NORTHERLY LINE OF LOOMIS STREET, ALONG A CURVE TO THE LEFT HAVING A CHORD COURSE OF NORTH SEVENTY-NINE DEGREES THIRTYFOUR MINUTES WEST (N. 79° 34' W.) TWO HUNDRED FIFTY TWO AND FORTY-THREE ONE HUNDREDTHS (252.43) FEET TO A CORNER; THENCE ALONG LANDS OF BLUE COAL CORPORATION, NORTH TWO DEGREES TWENTY-EIGHT MINUTES

EAST (N. 2° 28' E.) TWENTY (20) FEET, MORE OR LESS, TO A CORNER IN THE SOUTHERLY RIGHT OF WAY LINE OF PENN - CENTRAL RAILROAD COMPANY; THENCE ALONG SAME, SOUTH EIGHTY-SEVEN DEGREES THIRTY-TWO MINUTES EAST (S. 87° 32' E.) TWO HUNDRED FIFTY (250) FEET TO A CORNER; THENCE THROUGH LANDS OF THE GRANTORS HEREIN, SOUTH TWO DEGREES TWENTY-EIGHT MINUTES WEST (S. 2° 28' W.) FIFTY-FIVE (55) FEET, MORE OR LESS, TO A CORNER, THE PLACE OF BEGINNING.

CONTAINING SEVENTEEN ONE HUNDREDTHS (0.17) ACRE, MORE OR LESS, OF SURFACE AS SHOWN OUTLINED IN RED ON MAP HERETO ATTACHED AND HEREBY MADE APART HEREOF.

BEING THE SAME PREMISES WHICH HEATHER CHALLENGER AND PAUL MERRILL, III, EXECUTORS OF THE ESTATE OF DORIS JANE MERRILL, A/K/A DORIS MERRILL, AND PEGGY STERNER, ADMINISTRATRIX OF THE ESTATE OF JOSEPHINE KANJORSKI, BY DEED DATED JULY 1, 2022 AND RECORDED JULY 15, 2023 IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR LUZERNE COUNTY, PENNSYLVANIA, AT INSTRUMENT NUMBER 202245398 GRANTED AND CONVEYED UNTO JOSEPH KAMINSKI, ERRONEOUSLY IDENTIFIED AS JOSEPH KAMINSKY.

PIN 25-J7S1-001-07B-000

PARCEL NO. 3:

ALL THE SURFACE OR RIGHT OF SOIL OF THAT CERTAIN LOT, PIECE OR PARCEL OF LAND SITUATE, LYING AND BEING IN THE TOWNSHIP OF HANOVER, COUNTY OF LUZEME, PENNSYLVANIA, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY SIDE OF MAIN STREET IN HANOVER TOWNSHIP, TWENTY-FIVE (25) FEET ANGULAR FROM THE RIGHT OF WAY OF THE WILKES-BARRE AND WYOMING VALLEY TRACTION CO., AT THE INTERSECTION OF LOOMIS AND MAIN STREETS IN HANOVER TOWNSHIP.

THENCE RUNNING WESTERLY ALONG SAID MAIN STREET ABOUT SEVENTY-SEVEN (77) FEET TO THE LAND NOW OR LATE OF LEO CHAPLINSKI;

THENCE RUNNING NORTHERLY ALONG SAID LAND OF LEO CHAPLINSKI ABOUT FORTY-NINE (49) FEET TO LOOMIS STREET;

THENCE ALONG LOOMIS STREET EASTERLY ABOUT NINETY-ONE (91) FEET TO THE PLACE OF BEGINNING.

TOGETHER WITH ALL APPURTENANCES AND IMPROVEMENTS, INCLUDING A SINGLE FAMILY FRAME DWELLING AND OUTBUILDINGS.

BEING THE SAME PREMISES WHICH HEATHER CHALLENGER AND PAUL MERRILL, III, EXECUTORS OF THE ESTATE OF DORIS JANE MERRILL, A/K/A DORIS MERRILL, AND PEGGY STERNER, ADMINISTRATRIX OF THE ESTATE OF JOSEPHINE KANJORSKI, BY DEED DATED JULY 1, 2022 AND RECORDED JULY 15, 2023 IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR LUZERNE COUNTY, PENNSYLVANIA, AT INSTRUMENT NUMBER 202245398 GRANTED AND CONVEYED UNTO JOSEPH KAMINSKI, ERRONEOUSLY IDENTIFIED AS JOSEPH KAMINSKY.

PIN 25-J7S1-001-009-000

BEING the same premises which Joseph Kaminski, by Deed dated July 11, 2023 and recorded in the Office of Recorder of Deeds of Luzerne County on July 12, 2023 at Book 3023, Page124431 granted and conveyed unto 842 E Main Street LLC.

PROPERTY BEING KNOWN AS 842 E. Main Street A/K/A 2511 Sans Souci Parkway, Loomis Street, Nanticoke, PA 18634

Being Luzerne County Tax Plate No. 25-J7S1-001-009-000, 25-J7S1-001-07B-000 and 25-J7S1-01A-10A-000 and PIN: 25J7S1 001009000

IMPROVEMENTS thereon consist of: Residential Real Estate\_\_

Seized and taken in execution as the property of: 842 E Main Street LLC

PROPERTY ADDRESS: 842 E MAIN ST, AKA 2511 SANS SOUCI PKWY, LOOMIS ST, NANTICOKE, PA 18634

UPI / TAX PARCEL NUMBER: 25-J7S1-001-009-000, 25-J7S1-001-07B-000 and 25-J7

Seized and taken into execution to be sold as the property of 842 E MAIN STREET LLC in suit of ABL RPC RESIDENTIAL CREDIT ACQUISITION LLC.

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

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