

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 3571/2025

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, 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.

By virtue of writ of execution issued by plaintiff:

NATIONSTAR MORTGAGE LLC

To case number 202503571

ALL THAT CERTAIN lot, piece or parcel of land situate in the Borough of Kingston, County of Luzerne and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the westerly side of Pringle Street, said point being distant forty-six (46) feet on a course of South 34 degrees 30 minutes East from the intersection of the southerly side of Slocum Street (also known as Zerby Avenue) with the westerly side of Pringle Street;

THENCE along said Pringle Street, South 34 degrees 30 minutes East, forty-three (43) feet to a point, said point being the center of a line as extended equally distant between the double block houses;

THENCE South 54 degrees 48 minutes West, one hundred forty (140) feet to a corner on an alley;

THENCE along the easterly side of said alley, North 34 degrees 30 minutes West, forty-three (43) feet to a corner;

THENCE North 54 degrees 48 minutes East, one hundred forty (140) feet to the place of beginning.

BEING the same premises conveyed to the male grantor herein by deed of Robert Stefanik, Executor of the Estate of John Stefanik, deceased, said deed dated the third day of February, 1981, and recorded in the Office of the Recorder of Deeds in and for Luzerne County in Deed Book 2040 at page 31.

UNDER AND SUBJECT to the same reservations, covenants, restrictions, conditions, exceptions and easements as appear in the chain of title.

THIS IS A CONVEYANCE between husband and wife, the purpose of which is to create a tenancy by the entirety and is, therefore, exempt from Pennsylvania Realty Transfer Taxes.

Title to said premises is vested in ROBERT STEFANIK AND JUDITH ANN STEFANIK, HIS WIFE

Property being known as: 202-204 PRINGLE ST, KINGSTON, PA 18704

Being Luzerne county tax parcel number and pin number: 34-G9SE1 -037-04B-000

Improvements thereon consist of: RESIDENTIAL PROPERTY

Seized and taken in execution as the property of: ROBERT STEFANIK AND JUDITH ANN STEFANIK, HIS WIFE

PROPERTY ADDRESS: 202-204 PRINGLE ST, KINGSTON, PA 18704

UPI / TAX PARCEL NUMBER: 34-G9SE1 -037-04B-000

Seized and taken into execution to be sold as the property of ROBERT STEFANIK AND JUDITH ANN STEFANIK in
suit of NATIONSTAR MORTGAGE LLC.

Attorney for the Plaintiff:
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
MT. LAUREL, NJ 855-225-6906

EUGENE A. GURNARI, Interim Sheriff
LUZERNE COUNTY, Pennsylvania