

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 10678/2025

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.

ALL the following parcels of land situate in the City of Wilkes Barre, County of Luzerne, and Commonwealth of Pennsylvania bounded and described as follows:

Parcel I

BEGINNING on the Northwesterly side of Joseph Lane on line between Lots No. 42 and 43 on plot mentioned; thence along Joseph Lane Northeasterly 20 feet more or less to a line running through the center of a frame double house; thence Northeasterly along said center line 70 feet more or less to a point and corner; thence Southwesterly and parallel with Sheridan Street 20 feet more or less to line of Lot No. 42 aforesaid; and thence along the same Southeasterly 70 feet more or less to Joseph Lane, the place of beginning.

Parcel II

BEGINNING at a point of Southwesterly side of Myrtle Lane, distant one hundred twenty five (125) feet Southeasterly from the Southeasterly side line of Sheridan Street; thence along Myrtle Lane Southeasterly 70 feet more or less to line of Joseph Lane; thence along the same Southwesterly twenty (20) feet more or less to a line running through the center of a frame double house; thence along said center line Northwesterly seventy (70) feet more or less to a point and corner, thence Northeasterly and parallel with Sheridan Street twenty (20) feet more or less to the place of beginning.

The above two parcels of land constitute the whole of Lot No. 43 in Block 25 on plot of lots laid out by Lehigh and Wilkes Barre Coal Company in the City of Wilkes Barre.

BEING known as 21 and 23 Joseph Lane.

Being the same premises which Joseph Berger, widower by Deed dated July 6, 2021 and recorded August 13, 2021 in Luzerne County in Record Book 3021 Page 219005 unto 644 ELM St, LLC, a Pennsylvania Limited Liability Company, fee.

Parcel #s 73 I10NW1 023 019 and 73 I10NW1 023 020

TO BE SOLD AS THE PREMISE OF 644 ELM STREET LLC

PROPERTY ADDRESS: 21 JOSEPH LANE AND, 23 JOSEPH LANE, WILKES BARRE, PA 18702

UPI / TAX PARCEL NUMBER: 73 I10NW1 023 019 and 73 I10NW1 023 020

Seized and taken into execution to be sold as the property of 644 ELM STREET LLC in suit of SILVER HILL CAPITAL, LLC.

Attorney for the Plaintiff:
FEIN, SUCH, KAHN & SHEPARD, PC
ALLENTOWN, PA 610-395-3535

EUGENE A. GURNARI, Interim Sheriff
LUZERNE COUNTY, Pennsylvania