

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 11355/2021

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: Wilmington Savings Fund Society, FSB, not individually but solely as trustee for Finance of America Structured Securities Acquisition Trust 2018-HB1 vs. Joseph T. James
To case number 202111355

ALL THAT CERTAIN piece or parcels of land situate in the Borough of Harvey's Lake, County of Luzerne, and State of Pennsylvania, bounded and described as follows:

THE FIRST THEREOF:

BEGINNING at a corner of land now or formerly of Howard Boice and Cooke Street;

THENCE along lands of Howard Boice South 27 1/2 degrees East, three hundred fifty (350) feet to a corner on the side of Tut Street, Kitchen Heights;

THENCE along said Street South 62 1/2 degrees West, eighty (80) feet to a corner on the side of Tut Street and lands now or formerly of Walter S. Kitchen, et ux, or Lot. No. 51;

THENCE along lands now or formerly of Walter S. Kitchen, et ux, North 27 1/2 degrees West, three hundred fifty (350) feet to a corner on the side of Cooke Street, Kitchen Heights;

THENCE along said Street North 62 1/2 degrees East, eighty (80) feet to the place of beginning.

BEING Lots. Nos.45, 46, 47, and 48 on Kitchen Heights, Lehman Township, Luzerne County, Pennsylvania, mapped and recorded by Walter S. Kitchen.

PARCEL NO. 74-D7S10A-005-004-000

The following deed restrictions are attached to said property described in current deed within and more particularly described as Parcel No. 74-D7S10A-005-004-000

1. At no time are there to be any improvements made on above-described parcel, either temporary or permanent, land is to remain a vacant lot;
2. Said parcel may not be used as a right of way or to allow ingress or egress to any adjoining properties.
3. Said parcel may not be used to store motor vehicles, camper, or trailers of any kind.

THE SECOND THEREOF:

BEGINNING at a point on the southerly side of Cooke Street, said point being in the dividing line between Lots. Nos. 52 and 53 as shown on plot of Lots hereinafter mentioned;

THENCE along the southerly side of Cooke Street North 62 degrees 30 minutes East forty (40) feet to a corner in the dividing line between Lots. Nos. 52 and 47;

THENCE along said dividing line between Lots. Nos 52 and 47 South 27 degrees 30 minutes East one hundred seventy-five (175) feet to a corner common to Lots. Nos. 47, 48, 51 and 52;

THENCE along the dividing line between Lots. Nos 51 and 52 South 62 degrees 30 minutes West forty (40) feet to a corner common to Lots. Nos. 51, 52, 53 and 54;

THENCE along the dividing line between Lots. Nos 52 and 53 North 27 degrees 30 minutes West one hundred and seventy-five (175) feet to a corner on the Southerly side of Cooke Street aforesaid, the place of beginning.

BEING Lot No. 52 on plot of lots known as Kitchen Heights map of which is recorded in Luzerne County Map Book 2, page 235.

PARCEL NO. 74-D7S10A-005-005-000

BEING THE SAME PREMISES conveyed to Lewis Schultz and Mary Gosart Schultz, his wife, by Deed of Walter S. Kitchen

BEING THE SAME PREMISES which Joseph T. James and Janie James by deed dated February 15, 2013 and recorded February 25, 2013 at Book 3013, Page 37430, Instrument #201306337, granted and conveyed unto Joseph T. James, in fee.

Subject to any and all rights, privileges, benefits, easements, obligations, conditions, restrictions, reservations, terms and provisions as the same appears in the chain of title hereto.

Property being known as: 36 Cook Street, Dallas, PA 18612

Being Luzerne County tax parcel/pin numbers: 74-D7S10A-005-004-000 and 74-D7S10A-005-005-000

Improvements thereon consist of: Residential Dwelling

Seized and taken in execution as the property of: Joseph T. James and will be sold by

/s/ Kevin T. Tonzczyn, Esq.
Attorney for Plaintiff

PROPERTY ADDRESS: 36 COOK ST, DALLAS, PA 18612

UPI / TAX PARCEL NUMBER: 74-D7S10A-005-004-000 and 74-D7S10A-005-005-000

Seized and taken into execution to be sold as the property of JOSEPH T JAMES in suit of WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT INDIVIDUALLY BUT SOLELY AS TRUSTEE FOR FINANCE OF AMERICA STRUCTURED SECURITIES ACQUISITION TRUST 2018-HB1.