SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 7346/2025

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, FEBRUARY 05, 2027
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 a Writ of Execution Issued by: M&T BANK a/k/a MANUFACTURERS AND TRADERS TRUST COMPANY
To: NO. 202507346
ALL that certain lot situated in the Borough of Swoyersville, County of Luzerne, State of Pennsylvania, Bounded and described as follows to wit;

Beginning at the corner of lot No. 9 on Sullivan Street thence along lot No. 9 one hundred and forty-nine and eight tenths (149.8 ft.) feet to the land of Shoemaker's heirs line; thence fifty (50) feet to the corner of lot No. 7 of Daniel Sullivan; thence along Lot No. 7 one hundred and forty nine and eight tenths (149.8 ft.) to a corner on Sullivan Street; thence along Sullivan Street fifty feet (50 ft.) to the place the beginning, Containing about 7490 square feet of land more or less.

TITLE TO SAID PREMISES VESTED IN Joan I. Kraynak, single and Kathleen Cella, as joint tenants with right of survivorship and not as tenants in common deeded by Helen C. Kraynak, widow Dated: March 23, 1993 Recorded: March 23, 1993 Bk/Pg #: 2450/1165.
PROPERTY BEING KNOWN AS: 45 Sullivan Street
Swoyersville, PA 18704
Being PIN #: F9SE2 B5 L9
Improvements thereon consist of RESIDENTIAL
Seized and taken in execution as the property of: Joan I. Kraynak, single and Kathleen Cella, as joint tenants with right of survivorship and not as tenants in common

PROPERTY ADDRESS: 45 SULLIVAN ST, SWOYERSVILLE, PA 18704

UPI / TAX PARCEL NUMBER: F9SE2 B5 L9

Seized and taken into execution to be sold as the property of KATHLEEN CELLA AND JOAN I KRAYNAK in suit of M&T BANK A/K/A MANUFACTURERS AND TRADERS TRUST COMPANY.

Attorney for the Plaintiff:
KML LAW GROUP
PHILADELPHIA, PA 215-627-1322

GENESIS C. ARIAS, Sheriff
LUZERNE COUNTY, Pennsylvania

(c) CountySuite Sheriff, Teleosoft, Inc.