SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 4531/2025

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, DECEMBER 04, 2026
AT 12:00 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 THAT CERTAIN piece or parcel of land situate in the Township of Salem, County of Luzerne and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the Northeast corner of East Third Street (as extended from the Borough of Berwick and Central Avenue);

THENCE along East Third Street North sixty eight (68) degrees forty one (41) minutes East, a distance of fifty (50) feet to the southwesterly corner of Lot Number seventy-two (72);

THENCE along said lot North twenty one (21) degrees nineteen (19) minutes West, a distance of one hundred sixty five (165) feet to East Fourth Street;

THENCE along said street South sixty eight (68) degrees forty one (41) minutes West, a distance of fifty (50) feet to Central Avenue;

THENCE along said Central Avenue South twenty one (21) degrees nineteen (19) minutes East, a distance of one hundred sixty five (165) feet to the PLACE OF BEGINNING.

BEING that this description is intended to cover Lot #71 in Walter N. Fowler's Addition to Berwick.

PIN: 55-P3NW4-006-017

Being the same premises which Jonathan Hughes and joined by his wife, Ashley Hughes, dated 11/10/2023 and recorded 11/29/2023, in the Office of the Recorder of Deeds in and for the County of Luzerne, in Deed Book 3023, Page 228663, granted and conveyed unto James R. Zwolinski, in fee.

Tax Parcel: 55-P3NW4-006-017-000 a/k/a 55-P3NW4-006-017

Premises Being: 701 E 3rd Street, Berwick, PA 18603

PROPERTY ADDRESS: 701 E 3RD ST, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 55-P3NW4-006-017-000

Seized and taken into execution to be sold as the property of JAMES R ZWOLINSKI in suit of AMERISAVE MORTGAGE CORPORATION.

Attorney for the Plaintiff:
BROCK & SCOTT PLLC
WINSTON-SALEM, NC 888-461-7908

GENESIS C. ARIAS, Sheriff
LUZERNE COUNTY, Pennsylvania

(c) CountySuite Sheriff, Teleosoft, Inc.