# SHERIFF'S SALE

**By Virtue of a Writ of Execution (Mortgage Foreclosure)**
**No. 7366/2026**

**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.**

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By virtue of writ of execution issued by plaintiff: Citizens Bank, N.A.

To case number 202607366

ALL THAT CERTAIN PIECE, PARCEL OR LOT OF LAND SITUATE, LYING AND BEING IN THE BOROUGH OF LARKSVILLE, COUNTY OF LUZERNE AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A POINT ON THE WESTERLY SIDE OF LUZERNE AVENUE SIXTY (60) FEET FROM ITS INTERSECTION WITH
WILSON STREET;

THENCE ALONG SAID LUZERNE AVENUE NORTH 32 DEGREES EAST FIFTY (50) FEET TO A CORNER IN LINE OF LAND NOW OR LATE OF WALTER SZCZGIEL;

THENCE ALONG SAID LINE NORTH 59 DEGREES WEST ABOUT ONE HUNDRED AND SIXTY SEVEN (167) FEET TO A CORNER;

THENCE SOUTH 31 DEGREES 15 MINUTES WEST FIFTY FIVE AND ONE HALF (55 1/2) FEET TO LINE OF LAND NOW OR LATE OF ANDREW KOBILAK;

THENCE ALONG SAID LINE AND LINE OF LAND NOW OR LATE OF JOSEPH WASKO SOUTH 61 DEGREES EAST ABOUT ONE HUNDRED AND SIXTY SIX (166) FEET TO LUZERNE AVENUE, THE PLACE OF BEGINNING.

Title to said premises is vested in Bianca Jancewicz by deed from WILLIAM J. YENALEVITCH AND SANDRA L. YENALEVITCH, THE WIFE dated December 3, 2014 and recorded December 10, 2014 in Deed Book 3014, Page 207002 Instrument Number 201459098.

Property being known as: 7 E Luzerne Avenue, Larksville, PA 18704

Improvements thereon consist of: Residential Dwelling

Seized and taken in execution as the property of: Bianca Jancewicz

PROPERTY ADDRESS: 7 E LUZERNE AVE, LARKSVILLE, PA 18704

UPI / TAX PARCEL NUMBER: G9S2-5-13-T

**Seized and taken into execution to be sold as the property of BIANCA JANCEWICZ in suit of CITIZENS BANK, N.A..**

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**Attorney for the Plaintiff:**
MCCABE WEISBERG & CONWAY, LLC
PHILADELPHIA, PA 215-790-1010

**GENESIS C. ARIAS, Sheriff**
**LUZERNE COUNTY, Pennsylvania**

(c) CountySuite Sheriff, Teleosoft, Inc.