

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 10947/2023

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 06, 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 THAT CERTAIN piece, parcel or lot of land situation the east side of North Wyoming Street, in the City of Hazleton, County of Luzerne and Commonwealth of Pennsylvania, being the easterly one-half of Lot No. Nine (9) in Square No. One Hundred One (101) on the plan of the City of Hazleton, bounded and described as follows:

BEGINNING at a point at the northeasterly corner of Wyoming and Tamarack Streets, in the City of Hazleton; thence northwardly along the easterly side of Wyoming Street for a distance of ninety (90) feet to a point; thence eastwardly for a distance of ninety-five (95) feet to a point, the place of Beginning; thence (1) continuing eastwardly along said line for a distance of ninety-five (95) feet to a point on the westerly side of an alley; thence (2) northwardly along the westerly side of said alley for a distance of thirty (30) feet to a point; thence (3) westwardly for a distance of ninety-five (95) feet to a point; thence (4) southwardly for a distance of thirty (30) feet, the place of BEGINNING.

Together with all buildings and improvements thereon.

Together with and under and subject to all the rights, privileges, benefits, easements, obligations, conditions, restrictions, exceptions, reservations, terms and provisions as set forth in the chain of title.

THIS DOCUMENT DOES NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL AND, IN THAT CONNECTION, DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR OTHER STRUCTURE ON OR IN SUCH LAND. THIS INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OR OTHERWISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT.

BEING the same premises conveyed by Deed dated July 18, 2017, by Kenneth R. Cohen, Executor of the Estate of William Pennisi a/k/a Basil William Pennise a/k/a Basil Pennise, to Alex Delacruz, recorded in the Office of the Recorder of Deeds in and for Luzerne County, Pennsylvania in Deed Book 3017, Page 145777, Instrument No. 201741394 on July 27, 2017.

Title to said premises is vested in Alex Delacruz a/k/a Alex A. Dela Cruz

Improvements thereon consist of a garage building.

PROPERTY ADDRESS: 131 NORTH WYOMING ST REAR, HAZLETON, PA 18201

UPI / TAX PARCEL NUMBER: 71-T8SW24-013-011-000

Seized and taken into execution to be sold as the property of DELACRUZ, ALEX A/K/A ALEX A. DELA CRUZ in suit of MID PENN BANK.

Attorney for the Plaintiff:
HENRY & BEAVER LLP
LEBANON, PA 717-274-3644

BRIAN M. SZUMSKI, Sheriff
LUZERNE COUNTY, Pennsylvania