

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2148/2025

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 05, 2025
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 No. _____ issued out of the Court of Common Pleas of Luzerne County, directed to me, there will be exposed to public sale, by vendue or outcry to the highest and best bidders, for cash, in the Courthouse, in the City of Wilkes-Barre, Luzerne County, Pennsylvania, on December 5, 2025 at 10:30AM, in the forenoon of the said day, all the right, title and interest of the Defendant(s) in and to:

All that certain piece or parcel of land situate in the Borough of Ashley, County of Luzerne, and State of Pennsylvania, bounded and described as follows, to wit:

Beginning at a point on Wyoming Street (formerly McIntyre Street), same being in the dividing line of Lots Nos. 29 and 30 on plot of lots hereinafter referred to;

Thence along Wyoming Street in a northerly direction, twenty-five (25) feet to a point in the center of Lot No. 29;

Thence through the center of Lot No. 29 in an easterly direction, one hundred ten (110) feet to a point;

Thence along the line of lands now or late of Michael Woloshin, in a southerly direction, twenty-five (25) feet to the dividing line of Lots Nos. 29 and 30;

Thence along the said dividing line of Lots Nos. 29 and 30 in a westerly direction, one hundred ten (110) feet to the place of beginning.

Being one-quarter of Lot No. 29 in Block No. G on plot of lots laid out in the Borough of Ashley, by the Lehigh & Wilkes-Barre Coal Company.

Being the same property conveyed to Kayla F. Paredes, an unmarried person who acquired title by virtue of a deed from BHY Realty, LLC, dated May 8, 2023, recorded May 16, 2023, as Instrument Number 202325559, and recorded in Book 3023, Page 84429, Office of the Recorder of Deeds, Luzerne County, Pennsylvania.

Premises improved with a single family dwelling more commonly known as 24 Wyoming Street, Ashley, PA 18706

Under and Subject to and together with the same reservations, conditions, restrictions, covenants, exceptions and easements as appear in prior chain of title.

Together with all buildings and improvements thereon.

The Property Identification Number of the above-described parcel is 01-J9NE1-012-017-000.

Plate No. 1-3-365-4

Notice is hereby given to all claimants and parties in interest that the Sheriff will within thirty (30) days thereafter file a

distribution in his office, where the same will be available for inspection and the distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter.

Seized and taken into execution at the suit of NewRez LLC d/b/a Shellpoint Mortgage Servicing against Kayla F. Paredes, et al., and will be sold by:

Brian Szumski, Sheriff of Luzerne County

Katherine M. Wolf, Esquire
Meredith H. Wooters, Esquire
Kimberly J. Hong, Esquire
Michael E. Carleton, Esquire
Cristina L. Connor, Esquire
Ed E. Qaqish, Esquire

MDK Legal
P. O. Box 165028
Columbus, OH 43216-5028
614-220-5611

PROPERTY ADDRESS: 24 WYOMING ST, ASHLEY, PA 18706

UPI / TAX PARCEL NUMBER: 01-J9NE1-012-017-000

Seized and taken into execution to be sold as the property of KAYLA F PAREDES in suit of NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING.

Attorney for the Plaintiff:
MANLEY DEAS KOCHALSKI LLC
COLUMBUS, OH 614-220-5611

BRIAN M. SZUMSKI, Sheriff
LUZERNE COUNTY, Pennsylvania