

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2298/2025

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, parcel or lot of land situate, lying and being in the Borough of Harvey's Lake (formerly Lake Township), County of Luzerne, State of Pennsylvania, being all of Lot 25 and one-half of Lot 24 as designated on the plot of lots known as "Warden Place," the said plot being recorded in the Office of the Recorder of Deeds in and for Luzerne County in Map Book 1, page 54, said piece of land fronting on the northerly side of Lake Avenue, being bounded and described as follows, to wit:

Beginning at a point being the intersection of the line of the easterly side of Lot No. 22 with the northerly side of Lake Avenue, said point being North 66 degrees 30 minutes East, eighty (80) feet to a point on the northerly side of Lake Avenue and being the center of Lot No. 24, aforementioned;

Thence through the center of Lot No. 24, aforementioned North 23 degrees 30 minutes West two hundred six and fifteen one-hundredths (206.15) feet, more or less, to a corner in line of lands of the now late Andrew Hunlock and being the center rear line of Lot No. 24 aforesaid;

Thence be the same and along the rear line of Lot No. 24 and Lot No. 25 North 76 degrees 30 minutes East seventy six and sixteen one-hundredths (76.16) feet, more or less, to a corner of Lot No. 25, aforementioned;

Thence South 23 degrees 30 minutes East one hundred ninety three and seventy-one hundredths (193.71) feet to the northerly side of Lake Avenue.

Thence South 66 degrees 30 minutes West seventy (70) feet to a point, the place of beginning.

Being the same property conveyed to Lawrence West, Jr. and Elizabeth West, his wife who acquired title, as tenants by the entirety, by virtue of a deed from Shirley Shovlin, Administratrix of the Estate of Charles Shovlin, deceased, dated November 30, 1995, recorded December 6, 1995, as Instrument Number 5093689, and recorded in Book 2548, Page 66, Office of the Recorder of Deeds, Luzerne County, Pennsylvania.

INFORMATIONAL NOTE: Elizabeth West died on October 21, 2023, and pursuant to the survivorship language in the above-mentioned deed, all her interests passed to Lawrence West, Jr.

Premises improved with a single family dwelling more commonly known as 128 Second Street, Harveys Lake, PA 18618

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 74-C6S1-006-03A-000.

Plate No. 74-37-534-4-D1-5

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 MidFirst Bank against Lawrence West, Jr., 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: 128 SECOND ST, HARVEYS LAKE, PA 18618

UPI / TAX PARCEL NUMBER: 74-C6S1-006-03A-000

Seized and taken into execution to be sold as the property of LAWRENCE WEST, JR in suit of MIDFIRST BANK.

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

BRIAN M. SZUMSKI, Sheriff
LUZERNE COUNTY, Pennsylvania