

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 898/2025

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:

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 the surface or right of soil only of all that certain piece or parcel of land situate in the City of Nanticoke, County of Luzerne and State of Pennsylvania, bounded and described as follows:

Beginning at a point which is a corner common to Lots Nos. 1426 and 1427 on the northerly side of Coal Street, in the City of Nanticoke, Luz. Co., Penna., said point being South 69 degrees 15 minutes West 548.27 feet and North 20 degrees 45 minutes West, 20.00 feet from an iron pin set on the center of Store Alley at the intersection of Coal Street;

Thence along the northerly side of Coal Street South 69 degrees 15 minutes West, 29.74 feet to a point;

Thence along a line passing through Lot No.1426 and the partition wall dividing the double dwelling now standing on Lot No. 1426 North 20 degrees 45 minutes West 125 feet to a point on the southerly side of a 12.00 foot alley:

Thence along the southerly side of said alley North 69 degrees 15 minutes East, 29.74 feet to a point which is a corner common to Lots Nos. 1426 and 1427;

Thence along the line between lots nos. 1426 and 1427 south 02 degrees 45 minutes east, 125.00 feet to the place of beginning.

Containing in all 3718.00 square feet of land, more or less.

Being the same property conveyed to David J. Karlowicz and Tara L. Karlowicz, his wife who acquired title, as tenants by the entirety, by virtue of a deed from Stephan J. Pekaar and Karen H. Pekaar, his wife, dated December 28, 2001, recorded May 26, 2004, as Instrument Number 5578564, and recorded in Book 3004, Page 125878, Office of the Recorder of Deeds, Luzerne County, Pennsylvania.

Premises improved with a single family dwelling more commonly known as 38 Coal Street, Nanticoke, PA 18634

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 42-J7NW3-011-046-000.

Plate No. 42-2-11-5

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 David J. Karlowicz, 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: 38 COAL ST, NANTICOKE, PA 18634

UPI / TAX PARCEL NUMBER: 42-J7NW3-011-046-000

Seized and taken into execution to be sold as the property of DAVID J KARLOWICZ AND KARLOWICZ, TARA L A/K/A TARA KARLOWICZ 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