

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 686/2025

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, 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 LOT of land situate in the City of Wilkes-Barre, County of Luzerne and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the Northerly side of line of South Grant Street and in line between Lots Nos. 15 and 16 and laid out by A.C. Laning;

THENCE from said beginning point and along the line of Lots Nos. 15 ' and 16 North Thirty-One (31°) Degrees Thirty (30) Minutes West One Hundred (100) Feet to a point;

THENCE from said point and by a line One Hundred (100) Feet distant from and parallel to said Grant Street, South Fifty-Eight (58°) Degrees, Thirty (30) Minutes West Forty (40) Feet to a point in line of Lots Nos. 16 and 17 of said allotment;

THENCE from said point and along line of Lot No. 17 South Thirty-One (31°) Degrees Thirty (30) Minutes East One Hundred (100) Feet to Grant Street, before mentioned;

THENCE from said point and along the line of Grant Street, North Fifty-Eight (58°) Degrees Thirty-(30) Minutes East Forty (40) Feet to the place of beginning.

CONTAINING Four Thousand (4,000) square feet of land, be the same more or less. The land herein conveyed being One Hundred (100) Feet of the Southerly end of Lot No. 16 of the above-mentioned allotment.

IMPROVED with a dwelling known as 29 South Grant Street, Wilkes Barre City, Luzerne County, Pennsylvania.

BEING the same premises granted and conveyed unto Donata Rivera, an adult individual, by virtue of a Deed between Thomas J. Nat and Mary Rose Nat, Husband and Wife, dated September 3, 2021, and recorded in Luzerne County Recorder of Deeds office on September 15, 2021, to Luzerne County Record Book 3021, Pages 252950, Instrument No. 202159428.

PARCEL 2

ALL THAT CERTAIN LOT, piece or parcel of land situate in the Sixth Ward of the City of Wilkes-Barre, County of Luzern and Commonwealth of Pennsylvania, more particularly bounded and described as follows, to wit:

Parcel No. 32 - Wilkes-Barre Neighborhood Development Program

BEGINNING at a corner on the northwesterly side of South Grant Street 250.00 feet from the southwesterly right-of-way of Market Street;

THENCE South 58° 30' West, 20.00 feet along the northwesterly side of South Grant Street to a corner common to Lot 16 of Town Plot of Lots of A. C. Laning and recorded in Map Book 1, page 220;

THENCE North 31° 30' West, 95.00 feet along Lot 16 to a corner;

THENCE North 58° 30' East, 20.00 feet to a corner in the middle of Lot 15;

THENCE South 31° 30' East, 95.00 feet along the middle of Lot 15 to the point of beginning.

Being part of Lot 15 of said plot of lots.

CONTAINING 1,900 square feet.

BEING the same premises granted and conveyed unto Donata Rivera, an adult individual, by virtue of a Deed between Thomas J. Nat and Mary Rose Nat, Husband and Wife, dated September 3, 2021, and recorded in Luzerne County Recorder of Deeds office on September 15, 2021, to Luzerne County Record Book 3021, Pages 252950, Instrument No. 202159428.

SUBJECT to the same exceptions, reservations, restrictions, covenants, and conditions as contained in prior deeds in chain of title.

TOGETHER with all and singular the buildings, improvements, ways, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances whatsoever thereunto belonging or in anywise appertaining, and the reversions and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of the said parties of the first part, in law, equity or otherwise, howsoever, in and to the same and every part thereof.

TO HAVE AND TO HOLD the said buildings, hereditaments and premises hereby granted or mentioned and intended so to be with the appurtenances, unto the said parties of the second part, their heirs and assigns, to and for the only proper use and behoof of the said parties of the second part, their heirs and assigns forever.

HAZARDOUS WASTE IS NEITHER BEING PRESENTLY DISPOSED OF NOR HAS EVER BEEN DISPOSED OF BY THE GRANTOR HEREIN NOR DOES THE GRANTOR HEREIN HAVE ANY ACTUAL KNOWLEDGE THAT HAZARDOUS WASTE HAS BEEN DISPOSED OF ON THE PREMISES HEREIN.

NOTICE - THIS DOCUMENT MAY 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. THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTHERWISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT.

IMPROVEMENTS thereon consist of: Residential single-family home and side lot

PROPERTY ADDRESS: 29 S GRANT ST, WILKES BARRE, PA 18702

UPI / TAX PARCEL NUMBER: 73-H10SW4-024-029-000 & 73-H10SW4-024-030-000

Seized and taken into execution to be sold as the property of DONATA RIVERA in suit of FAIRWAY CONSUMER DISCOUNT CO.

Attorney for the Plaintiff:
HOURIGAN, KLUGER & QUINN
KINGSTON, PA 570-287-3000

BRIAN M. SZUMSKI, Sheriff
LUZERNE COUNTY, Pennsylvania