

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 5418/2025

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 or piece of ground situate in Hanover Township, County of Luzerne, Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING on the southeasterly side of Ridge Street at a point on line between Lot Nos. 82 and 83, said point being at the north corner of Lot No. 82;

THENCE along said Ridge Street, North sixty one degrees thirty minutes East (N 61° 30' E) twenty five (25) feet to Lot No. 84;

THENCE along the line of said Lot No. 84, South twenty eight degrees thirty minutes East (S 28° 30' E) one hundred ten (110) feet to a point in Lot No. 91;

THENCE along line of said Lot No. 91, South sixty one degrees thirty minutes West (S 61° 30' W) twenty five (25) feet to a said Lot No. 82;

THENCE along said line of said Lot No. 82, North twenty eight degrees thirty minutes West (N 28° 30' W) one hundred ten (110) feet to the place of BEGINNING.

BEING all of Lot No. 83 on plot of lots in said Hanover Township, known as Korn Krest, and recorded in Luzerne County Map Book No. 1, Page 318 (erroneously omitted in prior deed).

Being the same property conveyed to Stacy Pacos who acquired title by virtue of a deed from AM Estates LLC, dated January 23, 2024, recorded January 29, 2024, as Instrument Number 202404694, and recorded in Book 3024, Page 15711, Office of the Recorder of Deeds, Luzerne County, Pennsylvania.

Premises improved with a single family dwelling

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.

PROPERTY ADDRESS: 1008 RIDGE ST, HANOVER TWP, PA 18706

UPI / TAX PARCEL NUMBER: 25-I8S1 -003-015-000

Seized and taken into execution to be sold as the property of STACY PACOS in suit of UNION HOME MORTGAGE CORP.

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

BRIAN M. SZUMSKI, Sheriff
LUZERNE COUNTY, Pennsylvania