

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 217/2025

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 on the North side of East Third Street in D.A. Michael's Addition to East Nescopeck, in the County of Luzerne and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the southeast corner of Lot No. 6; thence by Third Street South 84 degrees East 83 feet to a corner on Wall Street; thence by Wall Street North 5 degrees East 200 feet to a corner stake on Cherry Alley; thence by Cherry Alley North 84 degrees West 83 feet to the northeast corner of Lot No. 6 aforesaid; thence by the same South 5 degrees West 200 feet to East Third Street, the PLACE OF BEGINNING.

BEING THE SAME PREMISES conveyed to Nescopeck AMVets Post #93, by Deed of July D'Angio, dated April 21, 2009 and recorded in the Luzerne County Recorder of Deeds Office on April 27, 2009 in Book 3009, Page 77725.

SUBJECT TO all agreements, conditions, covenants, easements, exceptions, reservations and restrictions as may appear more fully in line of title.

THIS DOCUMENT MAY NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHTS 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. (THIS NOTICE IS SET FORTH IN THE MANNER PROVIDED IN SECTION 1 OF THE ACT OF JULY 17, 1957, P.L. 984, AS AMENDED).

TITLE TO THE SAID PREMISES vested in Nescopeck AMVets Post #93, dated April 21, 2009 and recorded in the Luzerne County Recorder of Deeds Office on April 27, 2009 in Book 3009, page 77725.

Improved upon thereon by commercial dwelling

PROPERTY ADDRESS: 935 EAST THIRD ST, NESCOPECK, PA 18635

UPI / TAX PARCEL NUMBER: (43)P3SW3-016-005-000

Seized and taken into execution to be sold as the property of NESCOPECK AMVETS POST 93 in suit of FIRST KEYSTONE COMMUNITY BANK F/K/A FIRST KEYSTON NATIONAL BANK.

Attorney for the Plaintiff:
BULL & BULL, LLC
BERWICK, PA 570-759-1231

BRIAN M. SZUMSKI, Sheriff
LUZERNE COUNTY, Pennsylvania