

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 9931/2023

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, AUGUST 01, 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 writ of execution issued by: Pennsylvania Housing Finance Agency

To: 2023-09931

ALL THE SURFACE OF ALL THOSE CERTAIN PIECES, PARCELS OR TRACTS OF LAND LYING, BEING AND SITUATE IN THE CITY OF NANTICOKE, COUNTY OF LUZERNE, COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

THE FIRST THEREOF:

BEGINNING ON THE NORTH SIDE OF NOBLE STREET IN SAID CITY AT A CORNER POINT OF LOTS NOS. 226 AND 227 ON PLATTE OF LOTS HEREINAFTER MENTIONED; THENCE ALONG NOBLE STREET, SOUTH 71 DEGREES 12 MINUTES WEST TWENTY-SEVEN AND SEVENTY-FIVE ONE-HUNDREDTHS (27.75) FEET, MORE OR LESS, TO A POINT WHICH IS INTERSECTED BY AN EXTENSION OF THE LINE OF THE CENTER DIVIDING WALL

OF THE DOUBLE DWELLING LOCATED ON LOT NO. 226; THENCE ALONG THE LINE PASSING THROUGH THE COMMON PARTITION WALL OF SAID DOUBLE DWELLING, APPROXIMATELY NORTH 18 DEGREES 48 MINUTES WEST ONE HUNDRED FORTY-THREE (143) FEET TO A CORNER ON A FOURTEEN (14) FOOT ALLEY; THENCE

ALONG THE LINE OF SAID ALLEY NORTH 71 DEGREES 12 MINUTES EAST TWENTY-FIVE AND FORTY-FIVE ONE-HUNDREDTHS (25.45) FEET, MORE OR LESS, TO A CORNER OF LOT NO. 227; THENCE ALONG THE LINE DIVIDING LOTS NOS. 226 AND 227 SOUTH 18 DEGREES 48 MINUTES EAST ONE HUNDRED FORTY-THREE (143) FEET TO A CORNER ON NOBLE STREET, THE PLACE OF BEGINNING.

BEING THE EASTERLY ONE-HALF OF LOT NO. 226 OF FAIRCHILD'S LOTS AS RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR LUZERNE COUNTY IN MAP BOOK 1, PAGE 73.

THE PROPERTY IDENTIFICATION NUMBER IS J7SW2 B011 L023.

THE SECOND THEREOF:

BEGINNING ON THE NORTH SIDE OF NOBLE STREET IN SAID CITY AT A CORNER POINT OF LOT NO. 226 AND LANDS OF THE SUSQUEHANNA COLLIERIES COMPANY, ON A PLATTE OF LOTS HEREINAFTER MENTIONED; THENCE ALONG NOBLE STREET, NORTH SEVENTY-ONE (71) DEGREES TWELVE (12) MINUTES EAST, TWENTY-SEVEN AND SEVENTY-FIVE ONE-HUNDREDTHS (27.75) FEET MORE OR LESS TO A POINT WHICH IS INTERSECTED BY AN EXTENSION OF THE LINE OF THE CENTER DIVIDING WALL OF THE DOUBLE DWELLING LOCATED ON LOT NO. 226; THENCE ALONG THE LINE PASSING THROUGH THE COMMON PARTITION WALL OF SAID DOUBLE-DWELLING, APPROXIMATELY NORTH EIGHTEEN (18) DEGREES FORTY-EIGHT (48) MINUTES WEST, ONE HUNDRED FORTY-THREE (143) FEET TO A CORNER ON A FOURTEEN (14) FOOT ALLEY; THENCE ALONG THE LINE OF SAID ALLEY, SOUTH SEVENTY-ONE (71) DEGREES TWELVE (12) MINUTES WEST TWENTY-FIVE AND FORTY-FIVE ONE-HUNDREDTHS (25.45) FEET

MORE OR LESS TO A CORNER OF LOT NO. 226 AND LANDS NOW OR FORMERLY OF THE SUSQUEHANNA COLLIERIES COMPANY; THENCE ALONG THE LINE DIVIDING LOT NO. 226 AND LANDS NOW OR FORMERLY OF THE SUSQUEHANNA COLLIERIES COMPANY, SOUTH SIXTEEN (16) DEGREES FIFTY-SEVEN (57) MINUTES EAST, ONE HUNDRED FORTY-THREE AND ONE TENTH (143.1) FEET TO A CORNER ON NOBLE STREET, THE PLACE OF BEGINNING.

BEING THE WESTERLY ONE-HALF OF LOT NO. 226 OF FAIRCHILD'S LOTS AS RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR LUZERNE COUNTY IN MAP BOOK NO. 1, PAGE 73. IT IS THE INTENTION HEREIN TO CONVEY THE WESTERLY HALF OF LOT NO. 226 AND THE WESTERLY HALF OF THE DOUBLE DWELLING THEREON, KNOWN AS NO. 240 WEST NOBLE STREET, IN THE CITY OF NANTICOKE, LUZERNE COUNTY, PENNSYLVANIA.

RESERVING, HOWEVER, OUT OF THE ABOVE DESCRIBED PREMISES, THE FREE RIGHT OF USING THE SEWERS ON THE ABOVE DESCRIBED PREMISES FOR THE PASSAGE OF SEWAGE FROM THE ADJACENT PORTION OF LOT NO. 226, IN COMMON WITH THE USAGE OF THE GRANTOR HEREIN, HIS HEIRS AND ASSIGNS TO THE OWNER OF THE ADJACENT PORTION OF LOT NO. 226, THEIR HEIRS AND ASSIGNS. FOR THIS PURPOSE, THE ADJACENT OWNER SHALL MAKE AND FOREVER HEREINAFTER KEEP AND MAINTAIN SUCH CONNECTION WITH THE GRANTOR SAID SEWER OR DRAIN, AS MAY BE REASONABLE AND PROPER, MAKING GOOD, NEVERTHELESS, AT THEIR OWN COST AND EXPENSE, ALL DAMAGE WHICH MAY BE CAUSED TO THE SURFACE OF THE WITHIN GRANTOR'S PARCEL OF LAND IN MAKING SUCH CONNECTIONS, REPAIRS AND MAINTENANCE.

TOGETHER WITH THE FULL RIGHT AND PRIVILEGE TO THE USE OF THE WATER PIPE SYSTEM LOCATED ON THE EASTERLY ONE-HALF OF SAID LOT NO. 226 AND RUNNING THROUGH AND UNDER THE EASTERLY ONE-HALF OF LOT NO. 226 IN COMMON WITH THE OWNERS THEREOF.

UNDER AND SUBJECT TO ALL RESTRICTIONS, CONDITIONS, EASEMENTS AND RESERVATIONS CONTAINED IN PRIOR DEEDS IN THE CHAIN OF TITLE.

Title to said premises is vested in Audrey Spencer Hummel who has since departed this life as of February 22, 2021.

Property being known as: 238 W. Noble Street, Nanticoke, PA 18634

Being Luzerne County tax parcel and Pin Number: 42-J7SW2-011-023-000 and 42-J7SW2-011-024-000.

Improvements thereon consist of : a single family dwelling

Seized and taken in execution as the property of: Donna Mieczkowski, Cyrus Spencer and Sherry Petroski each in their capacity as Heirs of Audrey Spencer Hummel, deceased, and All Unknown Heirs of Audrey Spencer Hummel, deceased.

PROPERTY ADDRESS: 238 W NOBLE ST, NANTICOKE, PA 18634

UPI / TAX PARCEL NUMBER: 42-J7SW2-011-023-000 and 42-J7SW2-011-024-000

Seized and taken into execution to be sold as the property of MIECZKOWSKI, DONNA IN HER CAPACITY AS HEIR OF AUDREY SPENCER HUMMEL, DECEASED, SPENCER, CYRUS IN THEIR CAPACITY AS HEIR OF AUDREY SPENCER HUMMEL, DECEASED, PETROSKI, SHERRY IN THIER CAPACITY AS HEIR TO AUDREY SPENCER HUMMEL, DECEASED AND ALL UNKNOWN HEIRS OF AUDREY SPENCER HUMMEL, DECEASED in suit of PENNSYLVANIA HOUSING FINANCE AGENCY.