

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 8793/2024

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:

THURSDAY, JUNE 05, 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 a Writ of Execution Issued by: MIDFIRST BANK

To: NO. 202408793

ALL the surface of all that certain lot, piece or parcel of land lying and being in the Borough of Swoyersville, Luzerne County and State of Pennsylvania, bounded and described as follows:

BEING Lot #68 on map of lots in the Borough of Swoyersville belonging to R.C. Shoemaker Estate and W.M. Shoemaker recorded in the Office for Recording of Deeds in and for Luzerne County in Map Book #1, Page 105.

BEGINNING on the southeasterly side of Creek Street formerly know as Charles Street on the division line between Lots Nos. 69 and 68;

THENCE, south 30 degrees 33 minutes east along said division line, 150 feet to a corner of Lots Nos. 58 and 57;

THENCE, north 59 degrees 27 minutes east along the line of said Lot No. 57 fifty (50) feet to a corner of Lot No. 67;

THENCE, along the dividing line of Lots Nos. 68 and 67, north 30 degrees 33 minutes west 150 feet to said Creek Street formerly Charles Street;

THENCE along said Creek Street south 59 degrees 27 minutes west 50 feet to the place of BEGINNING.

TITLE TO SAID PREMISES VESTED IN Michael J. Biga and Donna Kawalkewicz, now deceased deeded by Michael J. Biga Dated: December 21, 2005 Recorded: January 3, 2006 Bk/Pg #: 3006/1083.

PROPERTY BEING KNOWN AS: 17 Creek Street

Swoyersville, PA 18704

Being PIN #: F10SW1 B20 L4

Improvements thereon consist of RESIDENTIAL

Seized and taken in execution as the property of: Michael J. Biga

PROPERTY ADDRESS: 17 CREEK ST, SWOYERSVILLE, PA 18704

UPI / TAX PARCEL NUMBER: F10SW1 B20 L4

Seized and taken into execution to be sold as the property of MICHAEL J BIGA in suit of MIDFIRST BANK.

Attorney for the Plaintiff:
KML LAW GROUP
PHILADELPHIA, PA 215-627-1322

BRIAN M. SZUMSKI, Sheriff
LUZERNE COUNTY, Pennsylvania