

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 10151/2024

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:

**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 a Writ of Execution No. _____, and Judgment No. 2024-10151, issued out of the Court of Common Pleas of Luzerne County, Pennsylvania, to me directed, there will be exposed to public sale, by vendue or outcry to the highest and best bidders, for cash, in the Courthouse, North River Street, Wilkes Barre City, Luzerne County, Pennsylvania, on Friday, August 01, 2025 at 10:30 O'clock A.M., of the said day, all the right, title and interest of the Defendants in and to:

All that certain lot or piece of land, situate in the Borough of Duryea, County of Luzerne and Commonwealth of Pennsylvania, more particularly bounded and described as follows:

Beginning at a corner on the Westerly side of Cherry Street (formerly known as Phoenix Street) in line of land now or late of Peter Heffron; Thence along the line of Cherry Street, in a Southerly direction twenty-five (25) feet to lands now or late of Edna Deluga Wesenyak, et vir., et al.; Thence along the same in a Westerly direction, one hundred fifty (150) feet, more or less, to an alley; Thence along said alley in a Northerly direction, twenty-five (25) feet to land now or late of Peter Heffron; Thence along the same in an Easterly direction one hundred fifty (150) feet, more or less, to the place of beginning.

Containing three thousand seven hundred fifty (3,750) square feet of land, more or less.

Subject to the same conditions, exceptions, restrictions, easements, rights-of-way and reservations as found in prior line of title,

UNDER AND SUBJECT to and together with prior grants and reservations of coal, oil, gas, mining rights of way, exceptions, conditions, restrictions and reservations of record, as the same may appear in this or prior instruments of record.

UNDER AND SUBJECT to all the easements, exceptions, rights, reservations, restrictions, covenants, conditions, privileges, etc., as may be either contained in or referred to in the prior deeds or other documents composing the chain of title, or as may be visible upon physical inspection of the premises.

TOGETHER with all buildings and improvements thereon.

IMPROVED WITH A SINGLE-FAMILY RESIDENTIAL DWELLING COMMONLY KNOWN AND NUMBERED AS: 187
CHERRY STREET, DURYEA, PA 18642

PIN #: 14-D12NW3-012-008-000

BEING THE SAME PREMISES WHICH Donna Wesenyak, by Deed dated and recorded August 12, 2016 in the Office of the Recorder of Deeds in and for Luzerne County, Pennsylvania, at Instrument No. 2016-42445, granted and conveyed unto Christina Eltora.

NOTICE IS HEREBY GIVEN to all claimants and parties in interest that the Sheriff will, for all sales where the filing of a Schedule of Distribution not later than thirty (30) days after the sale, in his office, where the same will be available for inspection and that distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

SEIZED AND TAKEN INTO EXECUTION at the suit of – MIDFIRST BANK vs. CHRISTINA ELTORA

PROPERTY ADDRESS: 187 CHERRY ST, DURYEPA, PA 18642

UPI / TAX PARCEL NUMBER: 14-D12NW3-012-008-000

Seized and taken into execution to be sold as the property of CHRISTINA ELTORA AND THE UNITED STATES OF AMERICA in suit of MIDFIRST BANK.

Attorney for the Plaintiff:
PURCELL KRUG & HALLER
HARRISBURG, PA 717-234-4178

BRIAN M. SZUMSKI, Sheriff
LUZERNE COUNTY, Pennsylvania