

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 13470/2023

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.

ALL THAT CERTAIN lot or piece of ground situate in Nanticoke City, County of Luzerne, Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the northerly side of Field Street, said point being a corner in the line dividing Lots No. 239 and 240;

THENCE along the westerly line of said Lot No. 239, northwesterly, one hundred and thirty (130) feet to a corner in the southerly line of a fifteen (15) foot alley;

THENCE along the line of said alley, southwesterly, twenty-six (26) feet and eight (8) inches to a point, now a corner, in Lot No. 240;

THENCE along through said Lot No. 240, southeasterly, one hundred and thirty (130) feet to a point, now a corner, in the line of Field Street, aforesaid;

THENCE along the line of said Field Street, northeasterly, twenty-six (26) feet and eight (8) inches to the place of BEGINNING.

BEING Part of Lot Number two hundred forty (240) on plot of lots laid out, in said borough, by the College Hill Land Company and recorded in Luzerne County Map Book No. 1, page 276.

BEING THE SAME PREMISES GRANTED AND CONVEYED unto Stacy A. Rockel, by virtue of a Deed of Sylvia M. Svetz, dated June 29, 2018, and recorded in Luzerne County Recorder of Deeds office on July 2, 2018, to Luzerne County Record Book 3018, Page 120584, et seq.

Stacy A. Rockel, departed this life on February 27, 2022, thereby vesting full and absolute interest unto any and all unknown heirs of Stacy A. Rockel, deceased.

SUBJECT to the same exceptions, reservations, restrictions, covenants, and conditions as contained in prior deeds in chain of title.

TOGETHER with all and singular the buildings, improvements, ways, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances whatsoever thereunto belonging or in anywise appertaining, and the reversions and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of the said parties of the first part, in law, equity or otherwise, howsoever, in and to the same and every part thereof.

TO HAVE AND TO HOLD the said buildings, hereditaments and premises hereby granted or mentioned and intended so to be with the appurtenances, unto the said parties of the second part, their heirs and assigns, to and for the only proper use and behoof of the said parties of the second part, their heirs and assigns forever.

HAZARDOUS WASTE IS NEITHER BEING PRESENTLY DISPOSED OF NOR HAS EVER BEEN DISPOSED OF BY THE GRANTOR HEREIN NOR DOES THE GRANTOR HEREIN HAVE ANY ACTUAL KNOWLEDGE THAT HAZARDOUS WASTE HAS BEEN DISPOSED OF ON THE PREMISES HEREIN.

NOTICE - THIS DOCUMENT MAY NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHT 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.

IMPROVEMENTS thereon consist of: Residential single-family home

PROPERTY IDENTIFICATION NUMBER OF THE ABOVE-DESCRIBED PREMISES:

Map/Parcel/Plate: 42-J7SE1-010-008

PROPERTY BEING KNOWN AS: 350 N. Field Street, Nanticoke, PA 18634

PROPERTY ADDRESS: 350 E FIELD ST, NANTICOKE, PA 18634

UPI / TAX PARCEL NUMBER: 42-J7SE1-010-008

Seized and taken into execution to be sold as the property of JOSEPH BRUCE ROCKEL, S.T., A MINOR, BY AND THROUGH HIS PARENT AND GUARDIAN HERMAN TRATHEN, LAST KNOWN HEIR OF STACY A. ROCKEL, DECEASED, ANY AND ALL UNKNOWN HEIRS OF STACY A. ROCKEL, DECEASED AND JAZMINE TRATHEN in suit of FAIRWAY CONSUMER DISCOUNT CO.

Attorney for the Plaintiff:
HOURIGAN, KLUGER & QUINN
KINGSTON, PA 570-287-3000

BRIAN M. SZUMSKI, Sheriff
LUZERNE COUNTY, Pennsylvania