

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 11629/2024

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. _____ issued out of the Court of Common Pleas of Luzerne County, directed to me, there will be exposed to public sale, by vendue or outcry to the highest and best bidders, for cash, in the Courthouse, in the City of Wilkes-Barre, Luzerne County, Pennsylvania, on August 1, 2025 at 10:30AM, in the forenoon of the said day, all the right, title and interest of the Defendant(s) in and to:

All that certain piece, parcel or tract of land situate in the Borough of Freeland, County of Luzerne and Commonwealth of Pennsylvania, being portions of Lots Nos. 105 and 107 on the map or plan of the Freeland Land and Improvement Co., as recorded in the Office of the Recorder of Deeds in and for Luzerne County, in Map Book No. 1 at Pages Nos. 298 and 299, bounded and described as follows, to wit:

Beginning at a point in the easterly line of Pine Street, said point being a distance of fifty feet (50') northwardly from the northeasterly corner of the intersection of Pine and Foster Streets;

Thence northwardly along the easterly line of said Pine Street for a distance of forty-five feet (45') to a point;

Thence extending of that forty-five foot (45') width or breadth, in length or depth eastwardly and at right angles with said Pine Street for a distance of ninety-five feet (95') to the westerly line of an alley;

Improved by having erected thereon a one and one-half (12) story frame (part stucco covered), single-family dwelling house known as No. 1105 Pine Street, and a single-story frame (stucco covered) garage.

Being the same property conveyed to Juan Alers who acquired title by virtue of a deed from Bernadette Ann Demelfi and Edward M. Banja, Co-Executors of the Estate of Eleanor E. Banja, deceased, dated June 10, 2019, recorded June 17, 2019, as Instrument Number 201933978, and recorded in Book 3019, Page 105038, Office of the Recorder of Deeds, Luzerne County, Pennsylvania.

Premises improved with a single family dwelling more commonly known as 1105 Pine Street, Freeland, PA 18224

Under and Subject to and together with the same reservations, conditions, restrictions, covenants, exceptions and easements as appear in prior chain of title.

Together with all buildings and improvements thereon.

The Property Identification Number of the above-described parcel is 22-Q9SE3-023-007-000.

Plate No. 22-2-134-4

Notice is hereby given to all claimants and parties in interest that the Sheriff will within thirty (30) days thereafter file a distribution in his office, where the same will be available for inspection and the 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 against Juan Alers , et al., and will be sold by:

Brian Szumski, Sheriff of Luzerne County

Katherine M. Wolf, Esquire
Meredith H. Wooters, Esquire
Kimberly J. Hong, Esquire
Michael E. Carleton, Esquire
Cristina L. Connor, Esquire
Ed E. Qaqish, Esquire

MDK Legal
P. O. Box 165028
Columbus, OH 43216-5028
614-220-5611

PROPERTY ADDRESS: 1105 PINE ST, FREELAND, PA 18224

UPI / TAX PARCEL NUMBER: 22-Q9SE3-023-007-000

Seized and taken into execution to be sold as the property of UNKNOWN HEIRS AND/OR ADMINISTRATORS OF THE ESTATE OF JUAN ALERS in suit of MIDFIRST BANK.

Attorney for the Plaintiff:
MANLEY DEAS KOCHALSKI LLC
COLUMBUS, OH 614-220-5611

BRIAN M. SZUMSKI, Sheriff
LUZERNE COUNTY, Pennsylvania