

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 1841/2025

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, FEBRUARY 06, 2026
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 plaintiff: M&T Bank

To case number: 202501841

All that certain lot or parcel of ground located in Bear Creek Township, Luzerne County, Pennsylvania

Beginning at Lot Number 7 as shown on a map entitled, "Final Subdivision Plan, Section 2, Sunrise Estates Subdivision, Bear Creek Township, Luzerne County, Pennsylvania" as prepared by Gary Packer, Professional Land Surveyor, dated June 27, 1986 and recorded in Office of the Recorder of Deeds of Luzerne County, Pennsylvania in Map Book 39, Page 12.

Title to said premises is vested in Robert V. Fraley and Margaret Ann Fraley, H/W, by deed from Thomas M. O' Grodnick and Virginia L. O'Grodnick, his wife, dated November 5, 1992, recorded November 6, 1992 in the Luzerne County Clerk's/Register's Office in Deed Book 2437, Page 784.

Property being known as: 7 Aspen Road, a/k/a 91 Old River Trail, White Haven, PA 18661

Being Luzerne county tax parcel number and pin number: 04-N12S4-001-009

Improvements thereon consist of: Single-family residential dwelling

Seized and taken in execution as the property of: Robert V. Fraley and Margaret Ann Fraley

PROPERTY ADDRESS: 7 ASPEN ROAD, AKA 91 OLD RIVER TRAIL, WHITE HAVEN, PA 18661

UPI / TAX PARCEL NUMBER: 04-N12S4-001-009

Seized and taken into execution to be sold as the property of ROBERT V FRALEY AND MARGARET ANN FRALEY in suit of M&T BANK.

Attorney for the Plaintiff:
MCCALLA RAYMER LEIBERT PIERCE LLC
ISELIN, NJ 445-207-4041

BRIAN M. SZUMSKI, Sheriff
LUZERNE COUNTY, Pennsylvania