

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 9525/2020

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 a Writ of Execution Issued by: VANTAGE TRUST FEDERAL CREDIT UNION

To: NO. 202009525

ALL THE surface or right of soil of, in and to that certain lot, piece or parcel of land situate, lying and being in the Township of Pittston, Luzerne County, Pennsylvania, bounded and described as follows, to wit:

BEING Lot No. 75 on Market Street in the Township of Pittston, as per map in the Pennsylvania Coal Company (now Pittston Company) Office. Said Lot No. 75 being fifty (50) feet in front on Market Street and extending at right angles to said street one hundred and fifteen (115) feet.

CONTAINING five thousand seven hundred and fifty (5,750) square feet of surface or land.

TITLE TO SAID PREMISES VESTED IN Cathy Wruble deeded by Cathy Wruble and Paul Wruble, her husband

Dated: August 31, 2020 Recorded: October 1, 2020 Bk/Pg #: 3020/195082.

PROPERTY BEING KNOWN AS: 166 Market Street

Pittston, PA 18640

Being

PIN #: E 11SE2 B6 L8

Improvements thereon consist of RESIDENTIAL

Seized and taken in execution as the property of: Cathy Wruble

PROPERTY ADDRESS: 166 MARKET ST, PITTSTON, PA 18640

UPI / TAX PARCEL NUMBER: E11SE2 B6 L8

Seized and taken into execution to be sold as the property of CATHY WRUBLE in suit of VANTAGE TRUST FEDERAL CREDIT UNION.

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

BRIAN M. SZUMSKI, Sheriff
LUZERNE COUNTY, Pennsylvania