SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 10912/2017

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, DECEMBER 04, 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: Luzerne County Flood Protection Authority

To case number 2017-10912

ALL the surface of that certain piece or parcel of land situate in the 12th Ward of the City of Wilkes-Barre, County of Luzerne and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point on Orchard Street, North 19 degrees West 96 feet from the Northwest corner of Carey Avenue and Orchard Street;

THENCE South 71 degrees West, 45 feet to a corner in the division line of lands now or formerly of P.A. Meixell, and Estate of James M. Rutter;

THENCE by the same, North 19 degrees West to a point on the rear line of premises known as 69–71 Orchard Street;

THENCE through and continuing through a wall and center partition of a double frame dwelling known as 69–71 Orchard Street, North 71 degrees East 45 feet to a point on Orchard Street;

THENCE along Orchard Street South 19 degrees East to the place of beginning.

Said premises being a one-half double frame dwelling known as 71 Orchard Street.

Tax Parcel No. 73-H9SE4 -030-09A-000

Property being known as: 71 Orchard Street, Wilkes-Barre, Pennsylvania 18702

Being Luzerne County tax parcel number and pin number: 73-H9SE4 -030-09A-000

Improvements thereon consist of: Double-Block

Seized and taken in execution as the property of: Tandum E. Nardone

Sheriff of Luzerne County

PROPERTY ADDRESS: 71 ORCHARD ST, WILKES-BARRE, PA 18702

UPI / TAX PARCEL NUMBER: 73-H9SE4 -030-09A-000

Seized and taken into execution to be sold as the property of TANDUM E NARDONE in suit of LUZERNE COUNTY FLOOD PROTECTION AUTHORITY.

Attorney for the Plaintiff:
PORTNOFF LAW ASSOCIATES LTD
KING OF PRUSSIA, PA 866-211-9466

GENESIS C. ARIAS, Sheriff
LUZERNE COUNTY, Pennsylvania

(c) CountySuite Sheriff, Teleosoft, Inc.