

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 1953/2025

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: SELECT PORTFOLIO SERVICING, INC.

To No. 2025-01953
PARCEL 1

ALL THAT CERTAIN piece, parcel or lot of land situate, lying and being in the Township of Butler, County of Luzerne and Commonwealth of Pennsylvania, more particularly described as follows:

Lot No. 4, Block No. 13, Unit No. 1, of the Lake of the Four Seasons, a Subdivision partially, situated in the Township of Butler, Luzerne County, Pennsylvania, as the same appears on the Plat of the Subdivision recorded and filed in the Recorder of Deeds Office of Luzerne County, Pennsylvania, in Map Book 32, pages 1A to 1F, on 4/5/1973 and any revision thereof.

Being Plate Number: 6-C-30-2-R2-D58-1 PIN #: 06-Q9S2-007-004-000

PARCEL 2

ALL THAT CERTAIN piece, parcel or lot of land situate, lying and being in the Township of Butler, County of Luzerne and Commonwealth of Pennsylvania, more particularly described as follows:

Lot No. 5, Block No. 13, Unit No. 1, of the Lake of the Four Seasons, a Subdivision partially, situated in the Township of Butler, Luzerne County, Pennsylvania, as the same appears on the Plat of the Subdivision recorded and filed in the Recorder of Deeds Office of Luzerne County, Pennsylvania, in Map Book 32, pages 1A to 1F, on 4/5/1973 and any revision thereof.

Being Plate Number: 6-C-30-2-R2-D17-1 PIN #: 06-Q9S2-007-005-000

Title to said premises is vested in David J. Strang, by the Deed from John P. Thomas and Karin E. Thomas dated 2/16/1988 and recorded 2/18/1988 in Record Book 2260, Page 689.

David J. Strang departed this life on December 21, 2020.

PROPERTY BEING KNOWN AS: 253 Four Seasons Drive
Drums, PA 18222

Improvements thereon consist of: RESIDENTIAL

Seized and taken in execution as the property of: Wilfred Miray-Torres a/k/a Wilfred Miray, Personal Representative of the Estate of David J. Strang a/k/a David Jesse Strang, Deceased

PROPERTY ADDRESS: 253 FOUR SEASONS DR, DRUMS, PA 18222

UPI / TAX PARCEL NUMBER: 06-Q9S2-007-005-000

Seized and taken into execution to be sold as the property of MIRAY-TORRES, WILFRED A/K/A WILFRED MIRAY, PERSONAL REPRESENTATIVE OF THE ESTATE OF DAVID J STRANG A/K/A DAVID JESSE STRANG, DECEASED in suit of SELECT PORTFOLIO SERVICING, INC.

Attorney for the Plaintiff:
THE LAW OFFICE OF GREGORY JAVARDIAN
SOUTHAMPTON, PA 215-942-9690

BRIAN M. SZUMSKI, Sheriff
LUZERNE COUNTY, Pennsylvania