

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 11969/2024

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, 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 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 February 6, 2026 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 or parcel of land situated in the Borough of Freeland, County of Luzerne and Commonwealth of Pennsylvania, bounded and described as follows, to wit:-

Beginning at a point on the south side of South Street, said point being ninety-five (95) feet eastwardly of the southeast corner of the intersection of South Street and a twelve (12) feet wide public alley, and being marked by an iron stake;

Thence, southwardly forty-nine (49) feet, six (6) inches, along land of Alex Stefan to a corner;

Thence, eastwardly thirty-five (35) feet along land late of Alex Stefan, and now or formerly of Joseph and Catherine Richnofsky, to an iron stake on the west side of Adams Street;

Thence, northwardly along the west side of Adams Street forty-nine (49) feet, six (6) inches, to the southwest corner of the intersection of Adams Street and South Street;

Thence, westwardly along said South Street, thirty-five (35) feet to the place of beginning.

Together with the improvements erected thereon.

Being the same property conveyed to Philip N. Williams, single and Jillian J. Budda, single who acquired title, with rights of survivorship, by virtue of a deed from James L. Deitos and Leona H. Deitos, his wife, dated February 25, 2010, recorded March 8, 2010, in Book 3010, Page 36552, Office of the Recorder of Deeds, Luzerne County, Pennsylvania.

Premises improved with a single family dwelling more commonly known as 602 South 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-R9NE2-025-007-000.

Plate No. 22-5-187-4

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 Jillian J. Budda, 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: 602 SOUTH ST, FREELAND, PA 18224

UPI / TAX PARCEL NUMBER: 22-R9NE2-025-007-000

Seized and taken into execution to be sold as the property of JILLIAN J BUDDA AND PHILIP N WILLIAMS 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