SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 4735/2025

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 05, 2027
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:

THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK AS SUCCESSOR TRUSTEE FOR JPMORGAN CHASE BANK, N.A., AS TRUSTEE FOR THE BENEFIT OF THE CERTIFICATEHOLDERS OF POPULAR ABS, INC. MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2005-D

To case number 202504735

ALL that certain piece or parcel of ground situate on the north side of Ogden Street, now Woodlawn Avenue, in the Village of Penobscot in Fairview Township, Luzerne County, Pennsylvania, numbered in a plan or plot thereof as seventy-four (74) described as follows:

CONTAINING in front or breadth on said Ogden Street, now Woodlawn Avenue, fifty (50.00) feet and extending of that width northwardly between parallel lines at right angles to said Ogden Street, now Woodland Avenue, two hundred (200.00) feet to other grounds now or late of the Lehigh Coal and Navigation Company bounded northwardly by grounds now or late of Joseph Evertson tract of land.

TITLE TO SAID PREMISES IS VESTED IN KEVIN F. STOKES AND ANGELA D. STOKES, HIS WIFE

PROPERTY BEING KNOWN AS: 124 WOODLAWN AVE, MOUNTAIN TOP, PA 18707

BEING LUZERNE COUNTY TAX PARCEL NUMBER AND PIN NUMBER: 20-K10S2 -002-003-000

IMPROVEMENTS THEREON CONSIST OF: RESIDENTIAL PROPERTY

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: KEVIN F. STOKES; ANGELA D. STOKES

PROPERTY ADDRESS: 124 WOODLAWN AVE, MOUNTAIN TOP, PA 18707

UPI / TAX PARCEL NUMBER: 20-K10S2 -002-003-000

Seized and taken into execution to be sold as the property of KEVIN F STOKES AND ANGELA D STOKES in suit of THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK AS SUCCESSOR TRUSTEE FOR JPMORGAN CHASE BANK, N.A., AS TRUSTEE FOR THE BENEFIT OF THE CERTICATEHOLDERS OF POPULAR ABS, INC. MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2005-D.

Attorney for the Plaintiff:
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
MT. LAUREL, NJ 855-225-6906

GENESIS C. ARIAS, Sheriff
LUZERNE COUNTY, Pennsylvania

(c) CountySuite Sheriff, Teleosoft, Inc.