

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 8813/2025

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.

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By virtue of Writ of Execution issued by plaintiff: CITIZENS BANK, N.A. S/B/M TO CITIZENS BANK OF PENNSYLVANIA

To No. 2025-08813

ALL THAT CERTAIN piece or plot of land situate in Weatherly, R.D. #2, Foster Township, Luzerne County, Pennsylvania, bounded and described as follows to wit:

BEGINNING at an iron pin corner on the Easterly side of White Haven to Weatherly State Highway, Leg. Route No. 40118 about 25 feet Easterly of the centerline thereof and being 266.49 feet Northwardly on a course North 10° 20' East from the Carbon County line to point of curve; thence from point of curve on a course North 10° 24' East, 141 feet to above mentioned beginning iron pin corner;

THENCE extending Eastwardly along lands of Robert E. Murphy on a course South 72° 15' East a distance of 117.8 feet to an iron pipe corner;

THENCE extending Northwardly along lands of Robert E. Murphy on a course North 8° 45' East a distance of 275.4 feet to an iron pipe corner;

THENCE extending Westwardly along lands of the grantors herein on a course South 79° West a distance of 275.71 feet to an iron pipe corner on the Easterly side of State Highway Route No. 40118 aforementioned;

THENCE Southeastwardly along the Easterly side of said highway 25 feet from the centerline thereof and parallel thereto along an 18° curve to the right whose radius is 319.62 feet and whose chord course and distance are South 32° 22' East, 217.73 feet to iron pin corner and place of BEGINNING.

CONTAINING 1 acre more or less.

Title to said premises is vested in Catherine L. Nagle and Carroll R. Nagle, by the Deed from Catherine L. Nagle dated 3/28/2003 and recorded 4/2/2003 in Record Book 3003, Page 83325.

Catherine L. Nagle departed this life on November 11, 2011.

PROPERTY BEING KNOWN AS: 5734 North Lehigh Gorge Road  
Weatherly, PA 18255

Being Plate Number: 23-502-2-D1-1 PIN #: 23-R12-00A-021-000

Improvements thereon consist of: RESIDENTIAL

Seized and taken in execution as the property of: Carroll R. Nagle

PROPERTY ADDRESS: 5734 N LEHIGH GORGE RD, WEATHERLY, PA 18255

UPI / TAX PARCEL NUMBER: 23-R12-00A-021-000

Seized and taken into execution to be sold as the property of CARROLL R NAGLE in suit of CITIZENS BANK, N.A.  
S/B/M TO CITIZENS BANK OF PENNSYLVANIA.

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

**BRIAN M. SZUMSKI, Sheriff**  
LUZERNE COUNTY, Pennsylvania