

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 217/2025

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 a Writ of Execution No. 217 of 2025, 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 7, 2026 at 10:30 a.m. , in the forenoon of the said day, all the right, title and interest of the Defendant(s) in and to:

ALL THAT CERTAIN lot of land situate on the North side of East Third Street in D.A. Michael's Addition to East Nescopeck, in the County of Luzerne and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the southeast corner of Lot No. 6; thence by Third Street South 84 degrees East 83 feet to a corner on Wall Street; thence by Wall Street North 5 degrees East 200 feet to a corner stake on Cherry Alley; thence by Cherry Alley North 84 degrees West 83 feet to the northeast corner of Lot No. 6 aforesaid; thence by the same South 5 degrees West 200 feet to East Third Street, the PLACE OF BEGINNING.

BEING THE SAME PREMISES conveyed to Nescopeck AMVets Post #93, by Deed of July D'Angio, dated April 21, 2009 and recorded in the Luzerne County Recorder of Deeds Office on April 27, 2009 in Book 3009, Page 77725.

SUBJECT TO all agreements, conditions, covenants, easements, exceptions, reservations and restrictions as may appear more fully in line of title.

THIS DOCUMENT MAY NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHTS OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL AND, IN THAT CONNECTION, DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR OTHER STRUCTURE ON OR IN SUCH LAND. THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTHERWISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT. (THIS NOTICE IS SET FORTH IN THE MANNER PROVIDED IN SECTION 1 OF THE ACT OF JULY 17, 1957, P.L. 984, AS AMENDED).

TITLE TO THE SAID PREMISES vested in Nescopeck AMVets Post #93, dated April 21, 2009 and recorded in the Luzerne County Recorder of Deeds Office on April 27, 2009 in Book 3009, page 77725.

Property Address: 935 East Third Street, Nescopeck, Luzerne County, Pennsylvania.

Improved upon thereon by commercial dwelling known as: 935 East Third Street, Nescopeck, Pennsylvania

PIN NUMBER: (43)P3SW3-016-005-000

NOTICE IS HEREBY GIVEN to all claimants and parties in interest that the Sheriff will within thirty (30) days thereafter file a schedule of 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 First Keystone Community Bank, f/k/a First Keystone National Bank against Defendant, Nescopeck AMVets Post #93, and will be sold by:

Brian M. Szumski  
Sheriff of Luzerne County

PROPERTY ADDRESS: 935 EAST THIRD ST, NESCOPECK, PA 18635

UPI / TAX PARCEL NUMBER: (43)P3SW3-016-005-000

Seized and taken into execution to be sold as the property of NESCOPECK AMVETS POST 93 in suit of FIRST KEYSTONE COMMUNITY BANK F/K/A FIRST KEYSTON NATIONAL BANK.

Attorney for the Plaintiff:  
BULL & BULL, LLC  
BERWICK, PA 570-759-1231

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