

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 6838/2025

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, JUNE 12, 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 Issued by: MIDFIRST BANK

To: NO. 202506838

All that certain lot or piece of ground situate in Slocum Township, County of Luzerne, Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the corner of Slocum and Elm Streets then along Slocum Street north one hundred and eighty-one and nine (181.9) feet to the lands now or formerly of Henry Hogan;

THENCE along the lands now or formerly of Henry Hogan west one hundred and sixty-six and four tenths (166 4) feet to an alley,

THENCE along the said alley south one hundred and nine and eight tenths (109.8) feet to Elm Street,

THENCE along Elm Street east one hundred fifty feet to the place of BEGINNING

BEING Lots Nos. 24 and 25 and 26 of the Plot of Lots laid out by M W Turnbaugh in Slocum Township, Luzerne County Pennsylvania.

PIN #57-L7S2-002-007-000

BEING the same premises conveyed to Brian W. Kerchner, an adult individual by deed 06/28/2017 from Elsie A. Dock, Successor Trustee of the PERLUKE FAMILY TRUST, dated November 29, 1999, and recorded 6/29/2017 in Luzerne County Deed Book 2708 at page 314.

The legal description of the mortgage dated 06/28/2017, recorded 6/29/2017 in Book 3017, page 2022 is hereby amended to include this additional recital:

2nd line of the Beginning paragraph of the legal description contained in Mortgage dated 6/28/2017, recorded 6/29/2017 in Book 3017 page 2022, incorrectly refers to "... (181.19) feet to the lands of ..." instead of "... (181.19) feet to the lands now or formerly of ...", and the 1st run incorrectly refers to "... along the lands of..." instead of "... along the lands now or formerly of..."

TITLE TO SAID PREMISES VESTED IN Brian W. Kerchner, an adult individual deeded by Elsie A. Dock, Successor Trustee of the Perluka Family Trust, dated November 29, 1999 Dated: June 28, 2017 Recorded: June 29, 2017 Bk/Pg #: 3017/127916.

PROPERTY BEING KNOWN AS: 10 Elm Street

Wapwallopen, PA 18660

Being

PIN #: L7S2 B2 L7

Improvements thereon consist of RESIDENTIAL

Seized and taken in execution as the property of: Brian W. Kerchner

PROPERTY ADDRESS: 10 ELM ST, WAPWALLOPEN, PA 18660

UPI / TAX PARCEL NUMBER: L7S2 B2 L7

Seized and taken into execution to be sold as the property of BRIAN W KERCHNER in suit of MIDFIRST BANK.

Attorney for the Plaintiff:
KML LAW GROUP
PHILADELPHIA, PA 215-627-1322

EUGENE A. GURNARI, Interim Sheriff
LUZERNE COUNTY, Pennsylvania