

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 1824/2025

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.

ALL THAT CERTAIN lot or piece of ground situate in the Town of Middleburg, Dennison Township, County of Luzern, Commonwealth of Pennsylvania.

BEGINNING at a corner of Lot No. 30 on the west side of Chestnut Street in said Town;

THENCE (1) along the west side of said street; North five degrees East (N. 05° E.) fifty (50) feet to a corner of Lot No. 32;

THENCE (2) with a line of Lot No. 32, North eighty-five degrees West (N. 85° W.) two hundred (200) feet to a corner on the east side of Walnut Street;

THENCE (3) along the east side of Walnut Street, South five degrees East (S. 05° E) fifty (50) feet to a corner of Lot No. 30 aforesaid;

THENCE (4) with a line of said lot, south eighty-five degrees East (S. 85° E.) two hundred (200) feet to the place of beginning and includes Lot No. 31 according to a plot of said Town.

IMPROVED with a 1968 Detrioter mobile home which is permanently affixed to a frost-free foundation and which is considered by the parties hereto as a permanent improvement of the real estate and therefore, conveyed by the Grantor to the Grantees by virtue of this Deed.

BEING THE SAME PREMISES GRANTED AND CONVEYED unto Kelsey Rodriguez, by virtue of a Deed between Cynthia Sweitzer, Administrator of the Estate of Noah Jare Sweitzer, dated August 4, 2021, and recorded in Luzerne County Recorder of Deeds office on August 18, 2021, to Luzerne County Record Book 3021, Pages 223678, et seq., Instrument No. 202152902.

UNDER AND SUBJECT to all restrictions, reservations, conditions, covenants and exceptions as may be set forth in prior deeds in the chain of title.

TOGETHER with all and singular the buildings, improvements, ways, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances whatsoever thereunto belonging or in anywise appertaining, and the reversions and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of the said parties of the first part, in law, equity or otherwise, howsoever, in and to the same and every part thereof.

TO HAVE AND TO HOLD the said buildings, hereditaments and premises hereby granted or mentioned and intended so to be with the appurtenances, unto the said parties of the second part, their heirs and assigns, to and for the only proper use and behoof of the said parties of the second part, their heirs and assigns forever.

HAZARDOUS WASTE IS NEITHER BEING PRESENTLY DISPOSED OF NOR HAS EVER BEEN DISPOSED OF BY THE GRANTOR HEREIN NOR DOES THE GRANTOR HEREIN HAVE ANY ACTUAL KNOWLEDGE THAT HAZARDOUS WASTE HAS BEEN DISPOSED OF ON THE PREMISES HEREIN.

NOTICE - THIS DOCUMENT MAY NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHT 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.

UN-IMPROVEMENTS thereon consist of: Un-improved Vacant Land

PROPERTY IDENTIFICATION NUMBER OF THE ABOVE-DESCRIBED PREMISES:

Map/Parcel/Plate: 13-O12S1-007-004-000

UN-IMPROVED PROPERTY BEING KNOWN AS: 57 Walnut Street, White Haven, PA 18661

PROPERTY ADDRESS: 57 WALNUT ST, WHITE HAVEN, PA 18661

UPI / TAX PARCEL NUMBER: 13-O12S1-007-004-000

Seized and taken into execution to be sold as the property of KELSEY RODRIGUEZ in suit of MARC ALAIA.

Attorney for the Plaintiff:
HOURIGAN, KLUGER & QUINN
KINGSTON, PA 570-287-3000

BRIAN M. SZUMSKI, Sheriff
LUZERNE COUNTY, Pennsylvania