

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 11202/2025

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, APRIL 10, 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 No. _____ 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 April 3, 2026 at 10:30AM, in the forenoon of the said day, all the right, title and interest of the Defendant(s) in and to:

ALL the surface or right of soil of all that certain piece or parcel of land, lying and being in the Borough of West Pittston, County of Luzerne and Commonwealth of Pennsylvania bounded and described as follows, to wit:

BEGINNING at a corner on the westerly side of Fourth Street, in line of land formerly of Solomon Sturmer;

THENCE along said land formerly of Stunner, North 32 degrees West one hundred (100) feet to a corner;

THENCE South 58 degrees West sixty-four (64) feet to a corner on an alley;

THENCE along said alley South 32 degrees East one hundred (100) feet to a corner on Fourth Street aforesaid;

THENCE along Fourth Street aforesaid North 58 degrees East sixty-four (64) feet to the place of beginning.

Being the same property conveyed to Kimberlee Powers who acquired title by virtue of a deed from Paul F. Mattioli and Maria Mattioli, husband and wife, dated April 30, 2020, recorded May 12, 2020, as Instrument Number 202020855, and recorded in Book 3020, Page 80576, Office of the Recorder of Deeds, Luzerne County, Pennsylvania.

Premises improved with a single family dwelling more commonly known as 932 Fourth Street, West Pittston, PA 18643

Under and Subject to and together with the same reservations, conditions, restrictions, covenants, exceptions and easements as appear in prior chain of title.

Together with all buildings and improvements thereon.

The Property Identification Number of the above-described parcel is 65-E 11NW3-010-019-000.

Plate No. 03020-080576

Notice is hereby given to all claimants and parties in interest that the Sheriff will within thirty (30) days thereafter file a 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 MidFirst Bank against Kimberlee Powers, AKA Gabriel Maverick

Powers, et al., and will be sold by:

Brian Szumski, Sheriff of Luzerne County

Katherine M. Wolf, Esquire
Meredith H. Wooters, Esquire
Kimberly J. Hong, Esquire
Michael E. Carleton, Esquire
Cristina L. Connor, Esquire
Ed E. Qaqish, Esquire

MDK Legal
P. O. Box 165028
Columbus, OH 43216-5028
614-220-5611

PROPERTY ADDRESS: 932 FOURTH ST, WEST PITTSTON, PA 18643

UPI / TAX PARCEL NUMBER: 65-E11NW3-010-019-000

Seized and taken into execution to be sold as the property of POWERS, KIMBERLEE AKA GABRIEL MAVERICK
POWERS in suit of MIDFIRST BANK.

Attorney for the Plaintiff:
MANLEY DEAS KOCHALSKI LLC
COLUMBUS, OH 614-220-5611

BRIAN M. SZUMSKI, Sheriff
LUZERNE COUNTY, Pennsylvania