SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 5481/2025

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, DECEMBER 04, 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, piece, parcel or tract of land situate, lying and being in the Township of Huntington, County of Luzerne and Commonwealth of Pennsylvania, bounded and described as follows to-wit:

BEGINNING at a point in or near the center of Township Route 506; THENCE through Township Route 506 along the Southerly line of lands now or formerly of David and Patricia Sickler, South 69 degrees 37 minutes 50 seconds East, a distance of 419.31 feet to a point in line of lands now or formerly of Jerry and Donna Whitenight; THENCE South 20 degrees 38 minutes 25 seconds East, a distance of 272.74 feet to an iron pin set; THENCE along the same South 17 degrees 22 minutes 45 seconds East, a distance of 101.85 feet to an iron pin set; THENCE along and through said township Route 506 in a Northeasterly direction to the point and place of BEGINNING.

SUBJECT TO all matters as set forth on a draft of survey prepared by Frank A. Grabowski, PLS, dated December 1, 1993.

BEING THE SAME PREMISES GRANTED AND CONVEYED UNTO Corey J. Remphrey, by virtue of a Deed of Julia E. Remphrey, dated April 27, 2017, and recorded in the Luzerne County Recorder of Deeds office on May 2, 2017, to Luzerne County Record Book 3017, Pages 82240, et seq., Instrument No. 201723492.

SUBJECT to the same conditions, exceptions and reservations, together with all rights and privileges contained in the deeds forming the chain of title to the aforesaid described premises.

SUBJECT to the same exceptions, reservations, restrictions, covenants, and conditions as contained in prior deeds in chain of title.

TOGETHER with all and singular the buildings, improvements, ways, streets, alleys, driveways, passages, 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.

IMPROVEMENTS thereon consist of: Residential single-family home

PROPERTY IDENTIFICATION NUMBER OF THE ABOVE-DESCRIBED PREMISES: Map/Parcel/Plate: 30-L2-00A-20A

PROPERTY BEING KNOWN AS: 154 Hard Pan Road, Shickshinny, PA 18655

PROPERTY ADDRESS: 154 HARD PAN RD, SHICKSHINNY, PA 18655

UPI / TAX PARCEL NUMBER: 30-L2-00A-20A

(c) CountySuite Sheriff, Teleosoft, Inc.

Seized and taken into execution to be sold as the property of COREY REMPHREY in suit of JOURNEY BANK, SUCCESSOR IN INTEREST TO FIRST COLUMBIA BANK AND TRUST CO.

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

GENESIS C. ARIAS, Sheriff
LUZERNE COUNTY, Pennsylvania

(c) CountySuite Sheriff, Teleosoft, Inc.