

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 3072/2025

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 Plaintiff, First Keystone Community Bank, to Luzerne County Case Number 03072 of 2025.

ALL that certain lot, piece or parcel of land situate in the Borough of White Haven, Luzerne County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the northeast corner of lands now or late of Theodore Harry on Church Street:

THENCE along said Church Street north 13° 45' west, about one hundred sixty (160') feet to Susquehanna Street;

THENCE along said Susquehanna Street north 74° west, about two hundred ten (210') feet to a twenty (20') foot alley;

THENCE along the east side of said alley south 13° 45' east, about two hundred thirty (230') feet to the northwest corner of the said Theodore Barry's line of land;

THENCE along said Theodore Barry's lands in an easterly direction one hundred ninety (190') feet to Church Street, the place of beginning.

EXCEPTING AND RESERVING therefrom, however, a parcel approximate two thousand nine hundred forty (2,940') square feet previously conveyed by Robert R. Raudenbush and wife to White Haven Borough deed dated April 22, 1968, recorded in Luzerne County Deed Book 1639 at Page 55.

Pursuant to new Survey of JTB Surveying and engineering, Job # 01-575 dated March 30, 2012 Drawing # 01-575-101, the property is further described as follows:

ALL that certain parcel of land as shown on Joseph T. Brutosky, PE, PLS Drawing Number 01-575-101, entitled "Topographic & Boundary Survey — Lands of Charles E. & Shelia Weaver to be Conveyed to PGA Incorporated," situate in the Borough of White Haven, County of Luzerne, Commonwealth of Pennsylvania, bounded and described as follows to wit:

BEGINNING at a point on the westerly line of a (50.00') foot wide right of way known as S.R. 437 (Church Street), said point being further described as being a northeasterly corner of lands now or formerly of Penny Kaminski & Chester P. Kaminski, Jr;

THENCE along the northerly line of said Kaminski lands (S 84°25'11" W) for a distance of (181.80') feet to a point on the easterly line of a (20.00') foot wide Unnamed Alley (Unopened);

THENCE along the easterly line of said Unnamed Alley (N 13°45'00" W) for a distance of (212.65') feet to a point being the southwesterly corner of lands now or formerly of the Borough of White Haven;

THENCE along the southerly line of said White Haven Borough lands (S 80°11'07" E) for a distance of (196.32') feet to a point on the westerly line of the aforementioned S.R. 437 right of way;

THENCE along the westerly line of said right of way (S 13°45'00" E) for a distance of (160.00') feet to a point and the PLACE OF BEGINNING.

(CONTAINING 33,530 SQ. FT. OR 0.770 ACRES)

PIN: 68-P12NW1-016-002-000

Title to said premises is vested in PGA Incorporated

Property being known as 130 Church Street, White Haven, Pennsylvania 18661

Being Luzerne County Property Identification Numbers 68-P12NW1-016-002-000

Improvements thereon include, but are not necessarily limited to, a commercial building

Seized and taken in execution as the property of PGA Incorporated

PROPERTY ADDRESS: 130 CHURCH ST, WHITE HAVEN, PA 18661

UPI / TAX PARCEL NUMBER: 68-P12NW1-016-002-000

Seized and taken into execution to be sold as the property of PGA INCORPORATED, THE UNITED STATES OF AMERICA AND THE UNITED STATES OF AMERICA in suit of FIRST KEYSTONE COMMUNITY BANK.

Attorney for the Plaintiff:
ROSENN JENKINS & GREENWALD LLP
WILKES BARRE, PA 570-826-5652

EUGENE GURNARI, Interim Sheriff
LUZERNE COUNTY, Pennsylvania