SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 9823/2025

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.

By virtue of writ of execution issued by plaintiff SELECT PORTFOLIO SERVICING, INC.
To Case number 2025-09823

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF LUZERNE, COMMONWEALTH OR PENNSYLVANIA AND IS DESCRIBED AS FOLLOWS:

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND SITUATE IN THE TOWNSHIP OF BEAR CREEK, LUZERNE COUNTY PENNSYLVANIA BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A CORNER OF LAND NOW OR FORMERLY OF JOHN FLAHERTY AND WIFE ON THE SOUTHERLY SIDE OF PITTSTON BOULEVARD;

THENCE ALONG SAID LAND SOUTH 18 DEGREES 15 MINUTES, EAST FOR A DISTANCE OF SIX HUNDRED THIRTY-SIX (636) FEET.

THENCE NORTH 71 DEGREES 45 MINUTES EAST FOR A DISTANCE OF SIXTY-NINE (69) FEET.

THENCE NORTH 18 DEGREES 15 MINUTES WEST FOR A DISTANCE OF SIX HUNDRED FORTY-TWO (642) FEET.

THENCE SOUTH 71 DEGREES 45 MINUTES WEST FOR A DISTANCE OF SIXTY-NINE (69) FEET.

BEING the same premises which Amarilis Rodriguez by Deed dated January 7, 2022 and recorded in the Official Records of Luzerne County on January 13, 2022 in Deed Book Volume 3022, Page 13940, as Instrument 202203088 granted and conveyed unto Reina A. Rosales and Celso Manuel Minas.

316 Pittston Boulevard, Bear Creek Township, PA 18702
Tax Parcel Number: 04-I11S1-003-003-000
Sale No:
Jacqueline McNally, Esq., Friedman Vartolo LLP, attorney for Plaintiff

Judgment Amount: $235,511.85
Premise Being: 316 Pittston Boulevard, Bear Creek Township, PA 18702
Seized and sold as the property of Celso M. Minas; Reina A. Rosales Judgment Number 2025-09823 (SELECT PORTFOLIO SERVICING, INC. v Celso Manuel Minas; Reina A Rosales), with a judgment amount of $235,511.85.

Dated: February 27, 2026

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 Nicole Francese, Esq. (332253)
 Jacqueline McNally, Esq. (201332)
FRIEDMAN VARTOLO LLP
Attorneys for Plaintiff
1325 Franklin Avenue, Suite 160
Garden City, NY 11530
(T) (212) 471-5100
(F) (212) 471-5150

PROPERTY ADDRESS: 316 PITTSTON BLVD, BEAR CREEK TWP, PA 18702

UPI / TAX PARCEL NUMBER: 04-I11S1-003-003-000

Seized and taken into execution to be sold as the property of CELSO MANUEL MINAS AND REINA A ROSALES in suit of SELECT PORTFOLIO SERVICING, INC.

Attorney for the Plaintiff:
FRIEDMAN VARTOLO
GARDEN CITY, NY 212-471-5100

GENESIS C. ARIAS, Sheriff
LUZERNE COUNTY, Pennsylvania

(c) CountySuite Sheriff, Teleosoft, Inc.