

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 12999/2024

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, Eagle Rock Resort Co.

To Case Number: 2024-12999

All that certain described property: Lot 244 of the MV Subdivision in Eagle Rock Resort f/k/a Valley of Lakes Subdivision in the Township of Hazle, County of Luzerne, and Commonwealth of Pennsylvania.

Title to said premises is vested in Mario R. Ventura and Ellen L. Estallo-Ventura.

Property being known as: Lot 244 of the MV Subdivision in Eagle Rock Resort f/k/a Valley of Lakes Subdivision in the Township of Hazle, County of Luzerne, and Commonwealth of Pennsylvania.

Being Luzerne County PIN: 26-T5S1-001-244

Improvements thereon consist of: Vacant Land.

Seized and taken into the execution as the property of: Mario R. Ventura and Ellen L. Estallo-Ventura.

PROPERTY ADDRESS: LOT 244 OF THE MV SUBDIVISION IN EAGLE ROCK RESORT, F/K/A VALLEY OF LAKES SUBDIVISION, HAZLE TOWNSHIP, PA 18201

UPI / TAX PARCEL NUMBER: 26-T5S1-001-244

Seized and taken into execution to be sold as the property of MARIO R VENTURA AND ELLEN L ESTALLO-VENTURA
in suit of EAGLE ROCK RESORT CO.

Attorney for the Plaintiff:
DONALD G KARPOWICH, ESQ
DRUMS, PA 570-788-6647

EUGENE GURNARI, Interim Sheriff
LUZERNE COUNTY, Pennsylvania