

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 12487/2025

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, AUGUST 07, 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 filed to No. 202512487

All that certain property situated in the Township of Hunlock in the County of Luzerne and Commonwealth of Pennsylvania, being more fully described in a deed dated 04/07/2000 and recorded 04/12/2000, among the land records of the county and state set forth above, in Deed Volume 2716 and Page 912 and and being more fully described in a deed dated 01/17/1995 and recorded 01/26/1995, among the land records of the county and state set forth above, in Deed Volume 2517 and Page 1304 and.

The Bank of New York Mellon f/k/a The Bank of New York as successor trustee for JPMorgan Chase Bank, N.A., as Trustee for the benefit of the Certificateholders of Equity One ABS, Inc. Mortgage Pass-Through Certificates Series 2004-3 v. Robert A. Reakes

Owner of the property situate in the City of Twp of Hunlock (Hunlock Creek), Luzerne County, Pennsylvania

PROPERTY BEING KNOWN AS 64 Hollywood Drive, Hunlock Creek A/K/A Twp of Hunlock, PA 18621

Being Luzerne County Tax Plate No. 29-16-00A-11J-000 and PIN: 29-16-00A-11J-000

BEING the same premises which ROBERT A. REAKES AND CAROLYN REAKES by Deed dated April 07, 2000 and recorded in the Office of Recorder of Deeds of Luzerne County on April 12, 2000 at Book 2716, Page912 granted and conveyed unto Robert A. Reakes.

Improvements thereon consist of: Residential Real Estate

Attorneys for Plaintiff
Stern & Eisenberg, PC

PROPERTY ADDRESS: 64 HOLLYWOOD DR, TWP OF HUNLOCK (HUNLOCK CREEK), PA 18621

UPI / TAX PARCEL NUMBER: 29-16-00A-11J-000

Seized and taken into execution to be sold as the property of ROBERT A REAKES in suit of THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK AS SUCCESSOR TRUSTEE FOR JPMORGAN CHASE BANK, N.A., AS TRUSTEE FOR THE BENFIT OF THE CERTIFICATEHOLDERS OF EQUIY ONE ABS, INC. MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2004-3.

Attorney for the Plaintiff:
STERN & EISENBERG, PC
WARRINGTON, PA 215-572-8111

EUGENE A. GURNARI, Interim Sheriff
LUZERNE COUNTY, Pennsylvania