SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 8696/2023

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 a Writ of Execution No. issued out of the Court of Common Pleas of Luzerne County, directed to me, there will be exposed to public sale, by vendue or outcry to the highest and best bidders, for cash, in the Courthouse, in the City of Wilkes-Barre, Luzerne County, Pennsylvania, on June 12, 2026 at 10:30AM, in the forenoon of the said day, all the right, title and interest of the Defendant(s) in and to:

All that certain lot, piece or parcel of surface land, situate, lying and being in the Borough of Edwardsville, County of Luzerne and State of Pennsylvania, bounded and described as follows, to wit:

Beginning at a corner dividing Lots Nos. 4 and 5 in the Southwesterly line of Roosevelt Street, said corner being South 53° 52' West twenty-five (25) feet, North 36° 08' West five hundred fifty-one and thirty one-hundredths (551.30) feet from the monument intersecting the Center line of Roosevelt Street and the Northwesterly line of Zerby Avenue;

Thence along line dividing Lots Nos. 4 and 5, South 53° 52' West, one hundred fifteen (115) feet to a corner in line of other lands of Joseph S. Metar, Jr.;

Thence along same, North 36° 08' West sixty (60) feet to a corner dividing Lots Nos. 5 and 6;

Thence along same, North 53° 52' East, one hundred fifteen (115) feet to a corner in the Southwesterly line of Roosevelt Street aforesaid;

Thence along the same, South 36° 08' East, sixty (60) feet to a corner, the place of beginning.

Containing six thousand nine hundred (6,900) square feet of land be the same, more or less.

Being the same property conveyed to Edward J. Fataicher, Jr. and Keith T. Bayer who acquired title by virtue of a deed from Edward J. Fataicher, Jr., widower, dated December 17, 1997, recorded December 29, 1997, at Instrument Number 5186867, and recorded in Book 2623, Page 992, Office of the Recorder of Deeds, Luzerne County, Pennsylvania.

Premises improved with a single family dwelling more commonly known as 124 Roosevelt Street, Edwardsville, PA 18704

Under and Subject to and together with the same reservations, conditions, restrictions, covenants, exceptions and easements as appear in prior chain of title.

Together with all buildings and improvements thereon.

The Property Identification Number of the above-described parcel is 18-G9S3-012-013-000.

Plate No. 18-C-15-RW1-D3-D17-3

Notice is hereby given to all claimants and parties in interest that the Sheriff will within thirty (30) days thereafter file a distribution in his office, where the same will be available for inspection and the distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter.

Seized and taken into execution at the suit of Wilmington Savings Fund Society, FSB, not in its individual capacity but solely in its capacity as owner trustee for CIM Trust 2025 NR1 against Edward J. Fataicher, Jr., et al., and will be sold by:

Brian Szumski, Sheriff of Luzerne County

Katherine M. Wolf, Esquire
Meredith H. Wooters, Esquire
Kimberly J. Hong, Esquire
Michael E. Carleton, Esquire
Cristina L. Connor, Esquire

(c) CountySuite Sheriff, Teleosoft, Inc.

Ed E. Qaqish, Esquire

MDK Legal
P. O. Box 165028
Columbus, OH 43216-5028
614-220-5611

PROPERTY ADDRESS: 124 ROOSEVELT ST, EDWARDSVILLE, PA 18704

UPI / TAX PARCEL NUMBER: 18-C-15-RW1-D3-D17-3

Seized and taken into execution to be sold as the property of BAYER, KEITH T AKA KEITH BAYER, PAMELA BAYER, AS BELILEVED HEIR AND/OR ADMINSTRATOR OF THE ESTATE OF EDWARD J. FATAICHER, JR, KIMBERLY FRITZ, AS BELIEVED HEIR AND/OR ADMINISTRATOR OF THE ESTATE OF EDWARD J FATAICHER, JR AND UNKNOWN HEIRS, AND/OR ADMINISTRATORS OF THE ESTATE OF EDWARD J FATAICHER, JR in suit of WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY IN ITS CAPACITY AS OWNER TRUSTEE FOR CIM TRUST 2025 NRI.

Attorney for the Plaintiff:
MANLEY DEAS KOCHALSKI LLC
COLUMBUS, OH 614-220-5611

GENESIS C. ARIAS, Sheriff
LUZERNE COUNTY, Pennsylvania

(c) CountySuite Sheriff, Teleosoft, Inc.