

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 5843/2025

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:

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. _____, and Judgment No. 202505843, issued out of the Court of Common Pleas of Luzerne County, Pennsylvania, to me directed, there will be exposed to public sale, by vendue or outcry to the highest and best bidders, for cash, in the Courthouse, North River Street, Wilkes Barre City, Luzerne County, Pennsylvania, on Friday, June 12, 2026 at 10:30 O'clock A.M., of the said day, all the right, title and interest of the Defendants in and to:

ALL THAT CERTAIN piece or parcel of land situate in the Township of Salem, County of Luzerne and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at point, said point being along the westerly side of Old U.S. Route 11, in lands now or late of Anna Petroski; thence South 20 degrees West along said Old U.S. Route 11, a distance of 373 feet to an iron pin corner; thence North 70 degrees West, a distance of 161 feet to an iron pin corner; thence North 8 degrees 5 minutes East, along a fence row, a distance of 362 feet to an iron pin corner; thence South 74 degrees 21 minutes East, a distance of 228 feet to an iron pin corner, also the place of beginning.

Containing 1.63 acres, more or less.

UNDER AND SUBJECT to and together with prior grants and reservations of coal, oil, gas, mining rights of way, exceptions, conditions, restrictions and reservations of record, as the same may appear in this or prior instruments of record.

UNDER AND SUBJECT to all the easements, exceptions, rights, reservations, restrictions, covenants, conditions, privileges, etc., as may be either contained in or referred to in the prior deeds or other documents composing the chain of title, or as may be visible upon physical inspection of the premises.

TOGETHER with all buildings and improvements thereon.

IMPROVED WITH A SINGLE-FAMILY RESIDENTIAL DWELLING COMMONLY KNOWN AND NUMBERED AS: 129 BELL BEND ROAD, BERWICK (F/K/A BEACH HAVEN), PA 18603

PIN #: 55-O4S1-001-004-000

BEING THE SAME PREMISES WHICH Eric M. Stout, et ux., by Deed dated May 12, 2000 and recorded in the Office of the Recorder of Deeds in and for Luzerne County, Pennsylvania, on May 15, 2000, to Instrument No. 5322951, granted and conveyed unto David L. Boyer and Michelle M. Boyer.

NOTICE IS HEREBY GIVEN to all claimants and parties in interest that the Sheriff will, for all sales where the filling of a Schedule of Distribution not later than thirty (30) days after the sale, in his office, where the same will be available for inspection and that 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 – MIDFIRST BANK vs. DAVID L. BOYER AND MICHELLE M. BOYER

PROPERTY ADDRESS: 129 BELL BEND RD, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 55-O4S1-001-004-000

Seized and taken into execution to be sold as the property of DAVID L BOYER AND MICHELLE M BOYER in suit of MIDFIRST BANK.

Attorney for the Plaintiff:
PURCELL KRUG & HALLER
HARRISBURG, PA 717-234-4178

EUGENE GURNARI, Interim Sheriff
LUZERNE COUNTY, Pennsylvania