SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 13/2026

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.

All that certain lot or piece of ground situate in Larksville Borough, County of Luzerne, Commonwealth of Pennsylvania, bounded and described as follows, to wit:

THE SAME being Lot No. 102 on plot of lots laid out by Lees, Lance and Marcy on lands purchased of Abram Nesbitt and others, conveyed by deed dated October 3, 1895, recorded in Luzerne County Deed Book Vol. 344, page 224. Said lot fronts on Second Street and is bounded on one side by Lot No. 101, on the other side by Lot No. 103 and rear by an alley; being forty (40) feet from and rear and one hundred forty (140) feet deep; said plot or map of lots being recorded in the office for recording deeds etc., in and for the County of Luzerne in Map Book No. 1 at page 28.

Being the same premises which Coleen A. Manning and Erdin Eugene Manning, by Deed dated 11/16/2017 and recorded 11/17/2017, in the Office of the Recorder of Deeds in and for the County of Luzerne, in Deed Instrument No. 201764967, granted and conveyed unto Brian J. Raday and wife Kristina M. Raday, in fee.

Tax Parcel: 38H8S4 001032000 AKA 38-H8S4 -001-032-000 AKA 39-H8S4 B0001 L032

Premises Being: 60 2ND STREET, LARKSVILLE, PA 18651 AKA 60 E. 2ND ST., LARKSVILLE, PA 18651

PROPERTY ADDRESS: 60 2ND ST, AKA 60 E. 2ND ST, LARKSVILLE, PA 18651

UPI / TAX PARCEL NUMBER: 38-H8S4 -001-032-000

Seized and taken into execution to be sold as the property of BRIAN J RADAY, KRISTINA M RADAY AND THE UNITED STATES OF AMERICA in suit of SERVION INC.

Attorney for the Plaintiff:
BROCK & SCOTT PLLC
WINSTON-SALEM, NC 888-461-7908

GENESIS C. ARIAS, Sheriff
LUZERNE COUNTY, Pennsylvania

(c) CountySuite Sheriff, Teleosoft, Inc.