

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 12414/2024

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, 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 Issued by: HSBC BANK USA, NATIONAL ASSOCIATION AS TRUSTEE FOR NOMURA HOME EQUITY LOAN TRUST, SERIES 2006-WF1 ASSET BACKED PASS-THROUGH CERTIFICATES

To: NO. 202412414

ALL that certain piece or parcel of land situate and being in the Township of Kingston, County of Luzerne, Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a corner on the Northerly side line between Lots Nos. 17 and 18 of plot of lots of the Theron N. Ferguson Estate recorded in Luzerne County in Map Book 1, Page 394;

THENCE North 1 degree east along line dividing Lots Nos. 17 and 18 one hundred eighty (180) feet to a corner common to Lots Nos. 17 and 18 and 35 and 36 of said plot;

THENCE North 89 degrees west along rear line of Lot No. 36 sixty (60) feet to a point;

THENCE South 1 degree west one hundred eighty (180) feet to Spring Street:

THENCE along Spring Street South 89 degrees east sixty (60) feet to the place of beginning.

BEING part of Lot No. 17 of said plot and being the sixth parcel of land conveyed to said John E. Ferguson by partition deed between John E. Ferguson and Harry Ferguson et al, dated the 28th day of July 1925, recorded in Deed Book 622, Page 573.

TITLE TO SAID PREMISES VESTED IN Patricia A. Grego deeded by Bruce A. Vanderhoff, Jr. and Patricia A. Grego, husband and wife Dated: September 20, 2021 Recorded: September 21, 2021 Bk/Pg #: 3021/260335.

PROPERTY BEING KNOWN AS: 55 Spring Street
Shavertown, PA 18708

Being PIN #: E8S8 B2 L35

Improvements thereon consist of RESIDENTIAL

Seized and taken in execution as the property of: Patricia A. Grego

PROPERTY ADDRESS: 55 SPRING ST, SHAVERTOWN, PA 18708

UPI / TAX PARCEL NUMBER: E8S8 B2 L35

Seized and taken into execution to be sold as the property of GREGO, PATRICIA ANN A/K/A PATRICIA GRECO-VANDERHOFF A/K/A PATRICIA A GREGO in suit of HSBS BANK USA, NATIONAL ASSOCIATION AS TRUSTEE FOR NOMURA HOME EQUITY LOAN TRUST, SERIES 2006-WFI ASSET BACKED PASS-THROUGH CERTIFICATES.

Attorney for the Plaintiff:
KML LAW GROUP
PHILADELPHIA, PA 215-627-1322

EUGENE A. GURNARI, Interim Sheriff
LUZERNE COUNTY, Pennsylvania