

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 230/2026

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, 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 plaintiff: Loan Funder LLC, Series 75081
To case no. 202600230

The following described lot, piece or parcel of land, situate, lying and being in the City of NANTICOKE, County of LUZERNE, Commonwealth of Pennsylvania, to-wit:

ALL THE SURFACE OR RIGHT OF SOIL OF AND IN THAT CERTAIN LOT, PIECE OR PARCEL OF LAND SITUATE IN THE CITY OF NANTICOKE, COUNTY OF LUZERNE AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT FOUR HUNDRED FORTY (440) FEET FROM THE NORTHWESTERLY CORNER OF AN ALLEY AND GREEN STREET IN SAID CITY, ON NORTHERLY SIDE OF GREEN STREET:

THENCE NORTH 18 DEGREES AND 48 MINUTES WEST (N. 18° 48' W.), ONE HUNDRED THIRTY (130) FEET TO CORNER ON AN ALLEY:

THENCE ALONG THE LINE OF SAID ALLEY, SOUTH 71 DEGREES 12 MINUTES WEST (S.71° 12' W.) FORTY (40) FEET TO A LINE OF LOT NO. 110;

THENCE ALONG THE LINE OF SAID LOT NO. 110, SOUTH 18 DEGREES 48 MINUTES EAST (S. 18° 48' E.) ONE HUNDRED THIRTY (130) FEET TO SAID GREEN STREET:

THENCE ALONG THE LINE OF GREEN STREET, NORTH 71 DEGREES 12 MINUTES EAST (N. 71° 12' E.), FORTY (40) FEET TO THE PLACE OF BEGINNING.

BEING LOT NO. 111 ON THE PLOT OF LOTS LAID OUT IN THE CITY OF NANTICOKE BY JOHN M. FAIRCHILD AND RECORDER IN THE • LUZERNE COUNTY DEED BOOK 220, AT PAGE 481, ET SEQ.

BEING MORE FULLY DESCRIBED IN A DEED DATED 06/27/2024 AND RECORDED 07/09/2024, AMONG THE LAND RECORDS OF THE COUNTY AND STATE SET FORTH ABOVE, IN DEED VOLUME 3024, PAGE 126852 AND IN INSTRUMENT NO. 202435871.

Title to said premises is vested in: Tenelema Investors LLC
Property being known as: 162 West Green Street, Nanticoke, PA 18634

Being Luzerne County tax parcel number and pin number 42-J7SW2-015-041-000

Improvements thereon consist of: Residential Dwelling

Seized and taken in execution as the property of: Tenelema Investors LLC

PROPERTY ADDRESS: 162 WEST GREEN ST, NANTICOKE, PA 18634

UPI / TAX PARCEL NUMBER: 42-J7SW2-015-041-000

Seized and taken into execution to be sold as the property of TENELEMA INVESTORS LLC in suit of LOAN FUNDER LLC, SERIES 75081.

Attorney for the Plaintiff:
WEBER GALLAGHER SIMPSON STAPLETON FIRES & NEWBY LLP
PHILADELPHIA, PA 215-972-7900

EUGENE A. GURNARI, Interim Sheriff
LUZERNE COUNTY, Pennsylvania