

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 5069/2025

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:

**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 out of the Court of Common Pleas of Luzerne County, directed to me, there will be exposed to public sale, by venue or outcry to the highest and best bidders, for cash in the Courthouse, in the City of Wilkes-Barre, Luzerne County, Pennsylvania on August 7, 2026, at 10:30 a.m., in the forenoon of the said day, all rights, title and interest of the Defendants in and to:

ALL the surface of that lot, piece or parcel of ground situate in the City of Wilkes-Barre, County of Luzerne and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a corner on the most northerly side of Central Lane, said corner being a corner of Lot No. 78 on a plot of lots laid out for Jesse Thomas, and recorded in the Office of the Recorder of Deeds in and for Luzerne County in Deed Book 148, Page 5;

THENCE along the line of Lot No. 78, North 32 degrees 15 minutes East eighty-two and one-half (82-1/2) feet to a corner;

THENCE south 57 degrees 45 minutes East fifty (50) feet to a corner of Lot No. 80;

THENCE along the line of Lot 80, South 32 degrees 15 minutes West eighty-two and one-half (82-1/2) feet to a corner on Central Lane;

THENCE along said Central Lane North 57 degrees 45 minutes West fifty (50) feet to a corner, the place of BEGINNING.

BEING the most southerly one-half of Lot No. 79 and being No. 293 Rear of No. 291 and No. 293 East Main Street, Wilkes-Barre, Pennsylvania. This property is known as Rear of 291 East Main Street, Miners Mills, Wilkes-Barre, PA.

TITLE TO SAID PREMISES IS VESTED IN Brenda J. Eberhardt, by virtue of a deed from Joseph G. Barna, Robert J. Barna and James J. Barna, dated December 21, 2013, and recorded in Luzerne County Deed Book 3013, Page 264290.

SUBJECT to the same exceptions, reservations, restrictions and covenants as appear in prior deeds in the chain of title.

THIS DOCUMENT MAY NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHTS OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL AND, IN THAT CONNECTION, DAMAGE MAY RESULT TO THE STRUCTURE ON OR IN SUCH LAND. THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTHERWISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT.

PROPERTY BEING KNOWN AS 291 Rear E. Main Street, Wilkes-Barre, Pennsylvania, 18705, situate in the City of Wilkes-Barre, Luzerne County, Pennsylvania and which possesses Parcel Identification Number 73-G10SE2-009-017-000.

IMPROVEMENTS THEREON CONSIST OF: residential dwelling.

NOTICE IS HEREBY GIVEN to all Claimants and Parties in Interest that the Sheriff will within thirty (30) days

thereafter file a Schedule of 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 NBT Bank, NA, successor by merger of Pennstar Bank, a division of NBT Bank, NA against Estate of Brenda J. Wacher, f/k/a Brenda J. Eberhardt and Russ Wacher, her spouse, a known heir and terre-tenant, and will be sold by:

Sheriff of Luzerne County

Nicholas D. Gregory
Attorney for Plaintiff

PROPERTY ADDRESS: 291 REAR E MAIN ST, WILKES BARRE, PA 18705

UPI / TAX PARCEL NUMBER: 73-G10SE2-009-017-000

Seized and taken into execution to be sold as the property of WACHER, RUSS, SPOUSE AS A KNOWN HEIR AND TERRE-TENANT OF THE ESTATE OF BRENDA J WACHER, F/K/A BRENDA J EBERHARDT, BARNA, JOSEPH AS A KNOWN HEIR OF THE ESTATE OF BRENDA J WACHER, F/K/A BRENDA J EBERHARDT AND RUSS WACHER, ESTATE OF BRENDA J WACHER, F/K/A BRENDA EBERHARDT, BARNA, DAWNA J, AS A KNOWN HEIR OF THE ESTATE OF BRENDA J WACHER, F/K/A BRENDA J EBERHARDT AND ANY AND ALL UNKNOWN HEIRS OF THE ESTATE OF BRENDA J WACHER, F/K/A BRENDA J EBERHARDT in suit of NBT BANK, NA, SUCCESSOR BY MERGER OF PENNSTAR BANK, A DIVISION OF NBT BANK, NA.

Attorney for the Plaintiff:
GREGORY & ASSOCIATES PC
HONESDALE, PA 570-251-9960

EUGENE A. GURNARI, Interim Sheriff
LUZERNE COUNTY, Pennsylvania