SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 14264/2025

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, 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 the surface or right of soil of that certain lot, piece, parcel or tract of land, situate, lying and being in the Township of Hanover, County of Luzerne and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a corner intersecting the southwesterly line of West Liberty Street and the southeasterly line of Green Street;

THENCE along the southwesterly line of West Liberty Street, South forty-six degrees forty-two minutes East (S.46° 42'E.) one hundred fifty (150) feet to a corner intersecting the northwesterly line of another lane;

THENCE along same, South forty-three degrees eighteen minutes West (S.43° 18'W.) one hundred sixty-seven and fifty one-hundredths (167.50) feet to a corner intersecting the northeasterly line of another lane;

THENCE along same, North forty-six degrees forty-two minutes West (N.46° 42'W.) one hundred fifty (150) feet to a corner intersecting the southeasterly line of Green Street, aforesaid;

THENCE along same, North forty-three degrees eighteen minutes East (N.43° 18'E.) one hundred sixty-seven and fifty one-hundredths (167.50) feet to a corner, the place of Beginning.

EXCEPTING AND RESERVING an 87' x 150' portion of said parcel conveyed by the Grantors herein more particularly described in Luzerne County Deed Book 1981, page 887.

SUBJECT to all agreements, conditions, covenants, easements, exceptions, reservations and restrictions as may appear more fully in the line of title.

Being the same premises which John J. O' Malia and Lillian O' Malia by Deed dated 03/18/1993 and recorded 04/2/1993, in the Office of the Recorder of Deeds in and for the County of Luzerne, in Deed Book 2453, Page 250, granted and conveyed unto Gerald A. Mizenko and Suan Mizenko.

AND the said Gerald A. Mizenko has departed this life on or about 03/18/2015 thereby vesting title of the mortgaged premises unto Susan Mizenko.

Tax Parcel: 25-I9SE1-012-001-000 a/k/a 19SE1 B12 L1 a/k/a 19SE1-012-001

Premises Being: 98 Green Street, Hanover Township, PA 18706, a/k/a 98 Green Street, Ashley, PA 18706

PROPERTY ADDRESS: 98 GREEN ST, AKA 98 GREEN ST ASHLEY PA 18706, HANOVER TWP, PA 18706

UPI / TAX PARCEL NUMBER: 25-I9SE1-012-001-000

Seized and taken into execution to be sold as the property of SUSAN MIZENKO in suit of THE BANK OF NEW YORK MELLON, F/K/A THE BANK OF NEW YORK AS SUCCESSOR IN INTEREST TO JPMORGAN CHASE BANK, N.A. AS TRUSTEE FOR NOVASTAR MORTGAGE FUNDING TRUST, SERIES 2003-4, NOVASTAR HOME EQUITY LOAN ASSET-BACKED CERTIFICATES, SERIES 2003-4.

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.