

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 3376/2026

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.

ALL THOSE CERTAIN pieces, parcels, or tracts of land situate in the Township of Salem, County of Luzerne, State of Pennsylvania, bounded and described as follows, to wit:

PARCEL No.1:

BEGINNING at a point on the public road, formerly leading from Berwick to Schickshinny, at a corner of land now or late of W.J. Stephens, formerly of Mrs. B.F. Fuller; thence, along land now or late of W.J. Stephens, in a southerly direction, two hundred (200) feet, more or less, to the abandoned Pennsylvania Canal; thence along the same, in an easterly direction, two hundred (200) feet, more or less, to lot now or late of Mrs. Clarence Cope; thence, along same, in a northerly direction, two hundred (200) feet, more or less, to the public road, aforesaid; thence, along same, in a westerly direction, two hundred (200) feet to the place of Beginning.

BEING Lots No, 7,8,9, and 10, on survey of George W. Hill's addition to Beach Haven.

EXCEPTING and RESERVING, however; from the above-described parcel of land Lots No. 9 and 10, which were sold to Dorothy M. Sitler, by Deed dated March 8, 1974, and recorded March 15, 1974, in Deed Book Volume 1815, Page 461.

PARCEL NO.2:

BOUNDED on the North by the public road; on the East by Lot No. 5; on the South by land and now or late of the Pennsylvania Canal; and on the West by Lot No. 7.

BEING fifty (50) feet in width and two hundred (200) feet, more or less, in depth. and being Lot No. 6, in G W. Hill's plot of lots.

BEING KNOWN as 236 Main Street, Berwick, Salem Township, Pennsylvania

Pin #'s: 55-P4-00A-054-000 and 55-P4-00A-051-000

Being the same premises which by Deed dated 11/21/2024 and recorded 12/18/2024, in the Office of the Recorder of Deeds in and for the County of Columbia, in Deed Book 3024, Page 251476, granted and conveyed unto Samuel O' Garcia Rios.

Tax Parcel: 55-P4-00A-054-000 aka P400A054-55 & 55-P4-00A-051-000 aka P400A051-55

Premises Being: 236 Main St, Berwick, PA 18603

PROPERTY ADDRESS: 236 MAIN ST, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 55-P4-00A-054-000

Seized and taken into execution to be sold as the property of SAMUEL O GARCIA RIOS in suit of DATA MORTGAGE INC., DBA ESSEX MORTGAGE.

Attorney for the Plaintiff:
BROCK & SCOTT PLLC
KING OF PRUSSIA, PA 844-856-6646

EUGENE A. GURNARI, Interim Sheriff
LUZERNE COUNTY, Pennsylvania