

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 11315/2025

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 No. _____ issued out of the Court of Common Pleas of Luzerne County, directed to me, there will be exposed to public sale, by vendue 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 10:30AM, in the forenoon of the said day, all the right, title and interest of the Defendant(s) in and to:

All that certain lot or piece of ground situate in Dupont Borough, County of Luzerne, Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on Center Street, the said point also being a corner of land of Lis;

THENCE along said Center Street South 74 degrees 20 minutes West forty-four and sixty-three one-hundredths (44.63) feet to a corner of lands now or late of Daniel Creedon;

THENCE along line of lands now or late of Daniel Creedon South 52 degrees 9 minutes East one hundred fifteen (115) feet to a corner;

Thence in a northerly direction to a point in lands of Lis;

Thence North 60 degrees 22½ minutes West along lands of said Lis ninety (90) feet to the place of beginning.

Being the same property conveyed to Renee M. Creel who acquired title by virtue of a deed from James D. Creel and Renee M. Creel, his wife, dated July 6, 2007, recorded July 9, 2007, as Instrument Number 5772954, and recorded in Book 3007, Page 177641, Office of the Recorder of Deeds, Luzerne County, Pennsylvania.

Premises improved with a single family dwelling more commonly known as 111 Center Street, Dupont, PA 18641

Under and Subject to and together with the same reservations, conditions, restrictions, covenants, exceptions and easements as appear in prior chain of title.

Together with all buildings and improvements thereon.

The Property Identification Number of the above-described parcel is 15-E12NE4-006-019-000.

Plate No. 03007-177641

Notice is hereby given to all claimants and parties in interest that the Sheriff will within thirty (30) days thereafter file a 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 MidFirst Bank against Renee Creel, AKA Renee M. Creel, et al., and will

be sold by:

Brian Szumski, Sheriff of Luzerne County

Katherine M. Wolf, Esquire
Meredith H. Wooters, Esquire
Kimberly J. Hong, Esquire
Michael E. Carleton, Esquire
Cristina L. Connor, Esquire
Ed E. Qaqish, Esquire

MDK Legal
P. O. Box 165028
Columbus, OH 43216-5028
614-220-5611

PROPERTY ADDRESS: 111 CENTER ST, DUPONT, PA 18641

UPI / TAX PARCEL NUMBER: 15-E12NE4-006-019-000

Seized and taken into execution to be sold as the property of UNKNOWN HEIRS AND/OR ADMINISTRATORS TO THE ESTATE OF RENEE CREEL AKA RENEE M. CREEL in suit of MIDFIRST BANK.

Attorney for the Plaintiff:
MANLEY DEAS KOCHALSKI LLC
COLUMBUS, OH 614-220-5611

EUGENE A. GURNARI, Interim Sheriff
LUZERNE COUNTY, Pennsylvania