# SHERIFF'S SALE

**By Virtue of a Writ of Execution (Mortgage Foreclosure)**
**No. 5416/2025**

**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.**

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CERTIFIED P.I.N. #42-K7S1-015-007

SHERIFF’S SALE LONG DESCRIPTION

By virtue of a Writ of Execution No. of [COMMENT1.1]LOAN TRUST LLC, 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 Friday, March 6, 2026, at 10:30 a.m., in the forenoon of the said day, all the right, title and interest of the Defendants in and to:

ALL THAT CERTAIN lot or parcel of land situate, lying and being in the City of Nanticoke, County of Luzerne and Commonwealth of Pennsylvania, bounded and describes as follows, to wit:

BEING Lot No. 162 in Block 7 of Plot No 7 of the building lots in Nanticoke City. Said Lot measures forty (40) feet in front of Pine Street, the same width in the rear, and one hundred forty-five (145) feet in depth as delineated on said plot, which said plot, is recorded in Luzerne County Map Book 1, pages 118 and 119.

Parcel No: 42-K7S1-015-007

[COMMENT2.1]

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 Loan Trust LLC against 221 Pine LLC.

be sold by: Brian M. Szumski
Sheriff of Luzerne County

Scott P. Shectman, Esquire
EISENBERG, GOLD & AGRAWAL, P.C.
1040 North Kings Highway, Suite 200
Cherry Hill, New Jersey 08034
Attorney for Plaintiff

PROPERTY ADDRESS: 221 PINE ST, NANTICOKE, PA 18634

UPI / TAX PARCEL NUMBER: 42-K7S1-015-007

**Seized and taken into execution to be sold as the property of 221 PINE LLC in suit of LOAN TRUST LLC.**

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**Attorney for the Plaintiff:**
EISENBERG, GOLD & AGRAWAL, PC
CHERRY HILL, NJ 856-330-6200

**GENESIS C. ARIAS, Sheriff**
**LUZERNE COUNTY, Pennsylvania**

(c) CountySuite Sheriff, Teleosoft, Inc.