SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 13253/2023

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, FEBRUARY 05, 2027
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 by: MIDFIRST BANK
To: NO. 202313253
ALL that certain piece or parcel of land lying and being situate in the Township of Salem, County of Luzerne and Commonwealth of Pennsylvania, bounded and described as follows, to-wit:
BEGINNING at a corner in land now or formerly of Fred R. Canouse and Agnes S. Canouse, his wife, said corner being 40 feet Southerly from the center line of Route #11 near a water ditch, and being also 69 feet Southerly from the Southeast corner of land conveyed now or formerly to James D. Bower;
THENCE Southeasterly along a water ditch a distance of 83.15 feet to a corner;
THENCE Southeasterly along the same ditch a distance of 403.4 feet to a corner marked by a telephone pole;
THENCE Easterly along a line marked by a barb wire fence and a hickory tree to a post corner in the stone row which is the Southeasterly boundary of the land now or formerly of Fred R. Canouse et ux, said corner being 13 feet Easterly from the before mentioned hickory tree;
THENCE along line of stone row North 6 degrees 50 minutes East, a distance of 740 feet to a corner which is 40 feet Southerly from the center line of Route #11;
THENCE along the course of Route #11 parallel to and 40 feet from its center line, in a Westerly direction a distance of 626.70 feet to the place of BEGINNING.
CONTAINING 4.8 acres more or less as shown on blueprint prepared by Elmer Jones, licensed engineer.
SUBJECT TO exceptions, conditions and reservations set forth in previous deeds in chain of title.
LESS AND EXCEPTING the portion of the above-described property that was previously conveyed to Samuel W. Houseman and Ethel M. Houseman, wife, by Peter M. Krystofik and Nevada A. Krystofik, his wife, by Deed dated November 28, 1958 and recorded in Luzerne County Deed Book 1410, Page 41, consisting of approximately 0.31 acres of land, more or less.
LESS AND EXCEPTING the portion of the above-described property that was previously conveyed to John P. Krystofik and Carol Ann Krystofik, his wife, by Peter M. Krystofik and Nevada Alberta Krystofik, his wife, by Deed dated March 19, 1974, and recorded in Luzerne County Deed Book 1816, Page 269, consisting of approximately 1.196 acres of land in all.
TITLE TO SAID PREMISES VESTED IN William Glenn Ward deeded by John P. Krystofik, unmarried, by Jonathan Krystofik, his Attorney-in-Fact Dated: January 28, 2019 Recorded: February 11, 2019 Bk/Pg #:3019/26678.
PROPERTY BEING KNOWN AS: 1006 Salem Boulevard
Berwick, PA 18603
Being PIN #: O4S1 B6 L4
Improvements thereon consist of RESIDENTIAL
Seized and taken in execution as the property of: William Glenn Ward

PROPERTY ADDRESS: 1006 SALEM BLVD, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: O4S1 B6 L4

Seized and taken into execution to be sold as the property of WILLIAM GLENN WARD in suit of MIDFIRST BANK.

Attorney for the Plaintiff:
KML LAW GROUP
PHILADELPHIA, PA 215-627-1322

GENESIS C. ARIAS, Sheriff
LUZERNE COUNTY, Pennsylvania

(c) CountySuite Sheriff, Teleosoft, Inc.