SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 748/2026

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, 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.

By virtue of writ of execution issued by plaintiff:

LEGACY MORTGAGE ASSET TRUST 2021-GS2

To case number 202600748

ALL that certain lot or piece of land situated on the East side of Fourth Street, being Lot No. Four (4) of Square No. Twelve (12) on the map or plan of the Borough of West Hazelton, County of Luzerne, Pennsylvania, bounded and described as follows:

BEGINNING at a point which is the northeast corner of intersection of Fourth and Maple Streets:

(1) Thence extending Northwardly along the easterly side of Fourth Street a distance of Thirty Seven and one half (37 1/5) feet in width; and

(2) Thence extending eastwardly of that same width along the northerly side of Maple Street a distance of one hundred and ninety (190') feet in length to an alley;

Improved with a two and one half story frame dwelling known as 117 North Fourth Street, West Hazelton, Pennsylvania.

TOGETHER with and under and subject to an easement for the use in common by the owners of 110 Maple Street and 117 North Fourth Street, their respective heirs and assigns, of a private sewer line which extends from the easterly portion of Lot Four (4)

Square Twelve (12) on the plan of the Borough of West Hazelton, westwardly through Lot Four (4) Square Twelve (12) connecting to the sewer line servicing the single family dwelling known as 117 North Fourth Street, West Hazelton, Pennsylvania which in turn connects to a municipal sewer line located in North Fourth Street. In the event of repairs or renewals thereon, the then owners of 110 Maple Street and 117 North Fourth Street shall pay the cost thereof. It being further understood and agreed, however, that the expense of repair, replacement or maintenance (including surface restoration) related to their respective independent connections shall be borne by that party alone. This easement and sewer agreement shall extend to the present owners of 110 Maple Street and 117 North Fourth Street and their respective heirs, successors and assigns, as a covenant running with the land. It is agreed and provided however that should the present sewer line location interfere with any future improvements contemplated for Lot Four (4) Square Twelve (12) the location of the sewer line shall be re-routed through said lot with
both parties equally sharing the cost.

SUBJECT to all exceptions, conditions, reservations, restrictions, stipulations, easements, servitude and covenants as contained in prior deeds forming the chain of title to said premises.

Title to said premises is vested in: DARIUS PETROVICI AND YASMINA NIKA
Property being known as: 117 N 4TH ST, WEST HAZLETON, PA 18202
Being Luzerne county tax parcel number and pin number: 63-T7SE2-022-025-000
Improvements thereon consist of: RESIDENTIAL PROPERTY
Seized and taken in execution as the property of: DARIUS PETROVICI AND YASMINA NIKA

PROPERTY ADDRESS: 117 NORTH 4TH ST, WEST HAZLETON, PA 18202

UPI / TAX PARCEL NUMBER: 63-T7SE2-022-025-000

Seized and taken into execution to be sold as the property of DARIUS PETROVICI AND YASMINA NIKA in suit of LEGACY MORTGAGE ASSET TRUST 2021-GS2.

Attorney for the Plaintiff:
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
MT. LAUREL, NJ 855-225-6906

GENESIS C. ARIAS, Sheriff
LUZERNE COUNTY, Pennsylvania

(c) CountySuite Sheriff, Teleosoft, Inc.