

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 13917/2025

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:

MONDAY, OCTOBER 05, 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:

AMERIHOM MORTGAGE COMPANY, LLC

To case number 202513917

ALL THE SURFACE of that certain piece, parcel or lot of land situate in the City of Wilkes Barre, County of Luzerne, and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point on South Meade Streete in line of Lot No. 220 on plot of lots hereinafter mentioned;

THENCE along said street South 42 degrees 14 minutes West fifty (50_ feet to a corner in line of Lot No. 226;

THENCE along line of said lot North 47 degrees 39 minutes West one hundred (100) feet to a corner;

THENCE through said Lots 224 and 222 in a course North 42 degrees 14 minutes East and parallel with said Meade Street fifty (50) feet to a corner in line of Lot No. 220;

THENCE along the same, South 47 degrees 39 minutes East one hundred (100) feet to a corner in line of South Meade Street aforesaid, the place of beginning.

BEING the Southeasterly halves of Lot No. 222 and 224 on plot of Mary E, Maek's Allotments recorded in Map Book 2, Page 4.

Title to said premises is vested in ANGEL LUIS NIEVES

Property being known as: 357 S MEADE STREET, WILKES-BARRE, PA 18702

Being Luzerne County tax parcel number and pin number: 73-I9NE2-009-006-000

Improvements thereon consist of: RESIDENTIAL PROPERTY

Seized and taken in execution as the property of: ANGEL LUIS NIEVES

PROPERTY ADDRESS: 357 S MEADE ST, WILKES BARRE, PA 18702

UPI / TAX PARCEL NUMBER: 73-I9NE2-009-006-000

Seized and taken into execution to be sold as the property of ANGEL LUIS NIEVES in suit of AMERIHOME MORTGAGE COMPANY, LLC.

Attorney for the Plaintiff:

ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
MT. LAUREL, NJ 855-225-6906

GENESIS C. ARIAS, Sheriff
LUZERNE COUNTY, Pennsylvania