

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 3008/2026

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:

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 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 October 2, 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 the surface or right of soil in and to all that certain lot, piece or parcel of land, situate in the 1st Ward of the City of Nanticoke, County of Luzerne and State of Pennsylvania, bounded and described as follows, to wit:

Beginning at the Southwesterly corner of lot of land now or formerly of Donald F. Beidleman, on the Northerly side of Main Street, said corner being distant in a Westerly direction 25.65 feet from the Northwesterly corner of the intersection of Main and Lincoln Streets;

Thence along said Main Street, South 85 degrees 41 minutes West, thirty-six and thirty-five one-hundredths (36.35) feet to a corner in line of Lot No. A57 on the Plot of Lots hereinafter mentioned;

Thence along the line of said Lot No. A57, North 18 degrees 10 minutes West, 90.01 feet to a corner in line of lands now or formerly of Maude Larnard;

Thence along the line of land now or formerly of Maude Larnard, North 75 degrees 59 minutes East, 46.95 feet to a corner in line of land now or formerly of Bertha Flight;

Thence along the line of land now or formerly of Bertha Flight, South 12 degrees 09 minutes East, 15.01 feet to a corner common to lands now or formerly of said Bertha Flight and Donald F. Beidleman;

Thence along the line of land now or formerly of Donald F. Beidleman, South 15 degrees 44 minutes East, 49.72 feet to a corner also in line of land now or formerly of Donald F. Beidleman;

Thence along the line of land now or formerly of Donald F. Beidleman, South 3 degrees 52 minutes East, 31.78 feet to a corner in the Northerly line of Main Street, the place of beginning.

Being a portion of Lot No. A58 on the Plot of Lots of the Susquehanna Coal Company, recorded in Luzerne County Deed Book No. 265, Page 1.

Being the same property conveyed to William McAndrews who acquired title by virtue of a deed from Audrey Evans and Joni Pysher, dated June 6, 2022, recorded June 15, 2022, as Instrument Number 202238621, and recorded in Book 3022, Page 159121, Office of the Recorder of Deeds, Luzerne County, Pennsylvania.

Premises improved with a single family dwelling more commonly known as 372 East Main Street, Nanticoke, PA 18634

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 42-J7NE4-018-016-000.

Plate No. 03022-159121

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 NewRez LLC against William McAndrews, 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: 372 EAST MAIN ST, NANTICOKE, PA 18634

UPI / TAX PARCEL NUMBER: 42-J7NE4-018-016-000

Seized and taken into execution to be sold as the property of WILLIAM MCANDREWS in suit of NEWREZ LLC.

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

GENESIS C. ARIAS, Sheriff
LUZERNE COUNTY, Pennsylvania