

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 3884/2026

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:

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. _____, and Judgment No. 202603884, issued out of the Court of Common Pleas of Luzerne County, Pennsylvania, to me directed, there will be exposed to public sale, by vendue or outcry to the highest and best bidders, for cash, in the Courthouse, North River Street, Wilkes Barre City, Luzerne County, Pennsylvania, on Friday, October 2, 2026 at 10:30 O'clock A.M., of the said day, all the right, title and interest of the Defendant in and to:

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

BEGINNING at a point on the Northerly side of Field Street in said City, said point being at the intersection of said Field Street with an alley on the plot of lots hereinafter mentioned; thence along the Northerly side of said Field Street, North seventy-one (71) degrees twelve (12) minutes East thirty-nine (39) feet to a corner; thence North eighteen (18) degrees forty-eight (48) minutes West and along the line parallel with said alley forty-seven (47) feet to Lot No. 1032; thence along the line of said Lot No. 1032 and parallel with said Field Street South seventy-one (71) degrees twelve (12) minutes West thirty-nine (39) feet to said alley; thence along the Easterly side of said alley South eighteen (18) degrees forty-eight (48) minutes East forty-seven (47) feet to the place of beginning.

CONTAINING 1833 square feet of land, more or less, and being the Westerly thirty-nine (39) feet of Lot No. 1033. The plot of said lots laid out by the Susquehanna Coal Company is recorded in Map Book 1, page 6 and 7.

UNDER AND SUBJECT to and together with prior grants and reservations of coal, oil, gas, mining rights of way, exceptions, conditions, restrictions and reservations of record, as the same may appear in this or prior instruments of record.

UNDER AND SUBJECT to all the easements, exceptions, rights, reservations, restrictions, covenants, conditions, privileges, etc., as may be either contained in or referred to in the prior deeds or other documents composing the chain of title, or as may be visible upon physical inspection of the premises.

TOGETHER with all buildings and improvements thereon.

IMPROVED WITH A SINGLE-FAMILY RESIDENTIAL DWELLING COMMONLY KNOWN AND NUMBERED AS: 20 EAST FIELD STREET, NANTICOKE, PA 18634

PIN #: 42-J7SE4-018-008-000

BEING THE SAME PREMISES WHICH Federal Home Loan Mortgage Corporation, by Deed dated October 5, 2006 and recorded October 17, 2006 in the Office of the Recorder of Deeds in and for Luzerne County, Pennsylvania, Instrument No. 5729874, granted and conveyed unto Patricia A. Emmett.

NOTICE IS HEREBY GIVEN to all claimants and parties in interest that the Sheriff will, for all sales where the filing of a Schedule of Distribution not later than thirty (30) days after the sale, in his office, where the same will be available for inspection and that 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 – MIDFIRST BANK vs. PATRICIA A. EMMETT

PROPERTY ADDRESS: 20 EAST FIELD ST, NANTICOKE, PA 18634

UPI / TAX PARCEL NUMBER: 42-J7SE4-018-008-000

Seized and taken into execution to be sold as the property of PATRICIA A EMMETT in suit of MIDFIRST BANK.

Attorney for the Plaintiff:
PURCELL KRUG & HALLER
HARRISBURG, PA 717-234-4178

GENESIS C. ARIAS, Sheriff
LUZERNE COUNTY, Pennsylvania