

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 3682/2026

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. 202603682, 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 those certain pieces, parcels or tracts of land lying and being in the Township of Hunlock County of Luzerne and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

THE FIRST THEREOF:

BEGINNING at a point on the highway leading from Hunlock Creek to Huntington or Muhlenberg at a corner of land, now or late of Harry Metler;

THENCE along the said Metler land, South a distance of three hundred twelve (312.00) feet, more or less, to other lands of Metler;

THENCE in an Easterly direction along said Metler lands, a distance of fifty (50) feet to a point;

THENCE parallel with the first mentioned line and running in a Northerly direction a distance of three hundred twelve (312.00) feet, more or less, to the highway;

THENCE in a Westerly direction along the said highway, a distance a fifty (50.00) feet to the point of beginning.

THE SECOND THEREOF:

BEGINNING at a point on the highway leading from Hunlock Creek to Huntington at a corner of lands now or formerly of Homer Whitesell;

THENCE South along said Whitesell lands a distance of three hundred and twelve (312) feet, more or less, to lands now or formerly of Robert Twarowski;

THENCE in an Easterly direction along said Twarowski lands a distance of fifty (50) feet, more or less, to the westerly side line of lands now or formerly of Russel Howard;

THENCE parallel with the first mentioned line running in a Northerly direction along said Howard lands a distance of three hundred twelve (312) feet, more or less to the highway;

THENCE in a Westerly direction along said highway a distance of fifty (50) feet, more or less to the point of beginning.

—
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: 2966 MAIN ROAD, HUNLOCK CREEK, PA 18621

PIN #: 29-I5-00A-26H-000

BEING THE SAME PREMISES WHICH George William Marr, et al, by Deed dated and recorded June 16, 2021 in the Office of the Recorder of Deeds in and for Luzerne County, Pennsylvania, Instrument No. 2021-40515, granted and conveyed unto Edward T. Edwards, Jr.

NOTICE IS HEREBY GIVEN to all claimants and parties in interest that the Sheriff will, for all sales where the filling 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 – PENNSYLVANIA HOUSING FINANCE AGENCY vs. EDWARD T. EDWARDS, JR.

PROPERTY ADDRESS: 2966 MAIN RD, HUNLOCK CREEK, PA 18621

UPI / TAX PARCEL NUMBER: 29-I5-00A-26H-000

Seized and taken into execution to be sold as the property of EDWARD T EDWARDS, JR in suit of PENNSYLVANIA HOUSING FINANCE AGENCY.

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

GENESIS C. ARIAS, Sheriff
LUZERNE COUNTY, Pennsylvania