

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 3736/2026

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 12:00 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 Morgan Stanley Residential Mortgage Loan Trust 2025-NQM6
To Case number 202603736

All that certain lot of land in the Borough of Hughestown, Luzerne County, Pennsylvania, described as
follows:

BEGINNING at a corner on Hughes Street, formerly Johanna Street, in the Borough of Hughestown, at a point on
lands of Ernest Orlando;

THENCE along Hughes Street East Fifty (50) feet to a corner on lands now or late of Zachariah Hughes;

THENCE along said Hughes lands sixty seven and one-half (67.5) feet North to a corner on lands now or late of
Barney Hewitt:

THENCE West along Hewitt's lands fifty (50) feet North to a corner on lands of Ernest Orlando;

THENCE along Orlando's lands sixty seven and one-half (67.5) feet to the place of beginning.

CONTAINING thirty three hundred and seventy five (3375) square feet of land more or less.

ALL of the coal and other minerals in or under the above described land with the right to mine and remove the
same are hereby reserved as the same are reserved in former conveyance of this same land,

SUBJECT TO ANY AND ALL RESTRICTIONS, EXCEPTIONS, RESERVATIONS, STIPULATIONS,
CONDITIONS, RIGHTS OF WAY AND EASEMENT OF RECORD.

Being the same property as conveyed this Jaime Stead, in her Capacity as Administratrix of The Estate
of Ruth Ann Stead aka Ruth A. Stead to Midland Simpson Rental, LLC, a Pennsylvania limited liability
company, dated February 10, 2025 and recorded on February 14, 2025 in Book 3025 at Page 31185,
Luzerne County records.

For Informational Purposes Only: 1 Hughes Street, Hughestown, PA 18640
Tax ID: 28-E12NW1-004-004-000

BEING the same premises which Jaime Stead, in her capacity as Administratrix of the Estate of Ruth Ann Stead
aka Ruth A. Stead by Deed dated February 10, 2025, and recorded in the Official Records of Luzerne County on
February 14, 2025, in Deed Book Volume 3025, Page 31185, as Instrument 202507986 granted and conveyed
unto Midland Simpson Rental, LLC.

1 Hughes Street, Hughestown, PA 18640
Tax Parcel Number: 28-E12NW1-004-004
Robert Flacco, Esq., Friedman Vartolo LLP, attorney for Plaintiff

Judgment Amount: \$195,126.78
Premise Being: 1 Hughes Street, Hughestown, PA 18640
Seized and sold as the property of Midland Simpson Rental LLC

Judgment Number 202603736 (Morgan Stanley Residential Mortgage Loan Trust 2025-NQM6 v Midland Simpson
Rental LLC)

Date: September 1, 2026
Robert Flacco, Esq. (325024)
FRIEDMAN VARTOLO LLP
Attorney for Plaintiff

Seized and taken into execution to be sold as the property of MIDLAND SIMPSON RENTAL LLC in suit of MORGAN STANLEY RESIDENTIAL MORTGAGE LOAN TRUST 2025-NQM6.