

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 5749/2026

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 a Writ of Execution filed to No. 2026-05749

The Bank of New York Mellon f/k/a The Bank of New York as successor trustee for JPMorgan Chase Bank, N.A.,
as Trustee for the benefit of the Certificateholders of Popular ABS, Inc. Mortgage Pass-Through Certificates
Series 2006-D v. Linda M. Pocceschi A/K/A Linda M. Brady and Mark Pocceschi

Owner of the property situate in the Borough of Wyoming, Luzerne County, Pennsylvania

ALL the surface or right of soil only of and to the following piece or parcel of land situate, lying and being in the
Borough of Wyoming, County of Luzerne and Commonwealth of Pennsylvania, bounded and described as
follows:

BEGINNING at a point on the Northeasterly side of Seventh Street at a point One Hundred eleven and nine tenths
feet (111.9 ft.) from the intersection of Sharps Street, said point being at the corner of an Alley and marked No.
11 on Map of property of Gross, Frankel and Berkowitz to be recorded;

THENCE North fifty-six degrees forty-nine minutes East (N. 56 degrees 49' E.) One Hundred eighty-seven and
eighty-five onehundredths feet (187.85 ft.) to a point on an Alley, marked No. 48;

THENCE in a Southeasterly direction along said Alley a distance of twenty-five feet (25 ft), more or less, to a
point in line with the center line of a two story frame dwelling;

THENCE in a Southwesterly direction, through the center line of a two story frame dwelling, One hundred
eighty-seven and eightyfive one-hundredths feet (187.85 ft.) to a corner on the Easterly side of Seventh Street
aforesaid;

THENCE along the same, North thirty-three degrees thirteen minutes West (N. 33 degrees 13' W.) twenty-five
feet (25 ft.) to the place of BEGINNING

IMPROVED with one-half of a two story frame dwelling known as No. 176 East Seventh Street, Wyoming,
Pennsylvania.

E10SE3 Boo8 L42A

PROPERTY BEING KNOWN AS 176 E 7th St, Wyoming, PA 18644

Being Luzerne County Tax Plate No. 6702E10SE300842A and PIN: 6702E10SE300842A

BEING the same premises which Mark Pocceschi and Linda M. Pocceschi by Deed dated August 18, 2006 and
recorded in the Office of Recorder of Deeds of Luzerne County on August 30, 2006 at Book 3006, Page237524
granted and conveyed unto Linda M. Pocceschi.

Improvements thereon consist of: Residential Real Estate

Attorneys for Plaintiff
Stern & Eisenberg, PC

PROPERTY ADDRESS: 176 E 7TH ST, WYOMING, PA 18644

UPI / TAX PARCEL NUMBER: 6702E10SE300842A

Seized and taken into execution to be sold as the property of POCCESCHI, LINDA M A/K/A LINDA M BRADY AND
MARK POCCESCHI in suit of THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK AS SUCCESSOR
TRUSTEE FOR THE BENEFIT OF THE CERTIFICATEHOLDERS OF POPULAR ABS, INC. MORTGAGE PASS-THROUGH
CERTIFICATES SERIES 2006-D.

Attorney for the Plaintiff:
STERN & EISENBERG PC
WARRINGTON, PA 215-572-8111

GENESIS C. ARIAS, Sheriff
LUZERNE COUNTY, Pennsylvania