

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 381/2026

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.

ALL of those two pieces or parcels of land situated in the Borough of Plymouth, formerly called the Township of Plymouth. County of Luzerne and Commonwealth of Pennsylvania bounded and described as follows to wit:

THE FIRST THEREOF

BEGINNING at a point on the Westerly side of Reynolds Street three hundred fifty (350) feet from Third Street;

THENCE by line of said Reynolds Street North thirty (30) degrees West, fifty (50) feet to a corner:

THENCE South sixty (60) degrees West one hundred fifty (150) feet to a corner,

THENCE South thirty (30) degrees East fifty (50) feet to a corner.

THENCE North sixty (60) degrees East one hundred fifty (150) feet to the place of beginning.

BEING Lot 222 on plot of lots of E.A. Outten on record in the Recorder's Office in and for County of Luzerne in Deed Book No.246 Page 88, et seq

THE SECOND THEREOF

BEGINNING on the Westerly side of Reynolds Street four hundred (400) feet Northerly from Third Street and at the corner of land now or late of said Johns;

THENCE by the said Reynolds' Street, North thirty (30) degrees West eighteen (18) feet to a twenty (20) feet lane:

THENCE by the same, South seventy-one and one-half (71-1/2) degrees West one hundred fifty-one (151) feet to a corner in line of land now or formerly of Charles Boyce:

THENCE by the same South thirty (30) degrees East forty-eight (48) feet to a corner in line of land now or late of said Johns;

THENCE by the same North sixty (60) degrees East one hundred fifty (150) feet to the place of beginning.

BEING Lot No. 223 on plot of lots of E.A. Outten on record in the Recorder's Office in and for the County of Luzerne in Deed Book 246 Page 88 et seq.

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

For informational purposes only: 299 Reynolds Street, Plymouth, PA 18651.

Tax Parcel: 48-H8SW3-005-004-000

BEING the same premises which Retha Taylor by Deed dated December 12, 2024, and recorded in the Official Records of Luzerne County on January 14, 2025, in Deed Book Volume 3025, Page 9487, as Instrument 202502260 granted and conveyed unto Midland Simpson Rental LLC.

Judgment Amount: \$190,074.79

Seized and sold as the property of Midland Simpson Rental LLC Judgment Number 202600381 (UMB Bank, National Association, not in its individual capacity but solely as owner trustee for Verus Securitization Trust 2025-5 v Midland Simpson Rental LLC), with a judgment amount of \$19,074.79.

Dated: August 26, 2026

- ☐ Jacqueline McNally, Esq. (201332)
- ☐ Timothy A. Cirino, Esq. (326340)
- ☐ Robert Flacco, Esq. (325024)
- ☐ Nicole Francese, Esq. (332253)
- ☐ Andrew Kravitz, Esq. (80142)

PROPERTY ADDRESS: 299 REYNOLDS ST, PLYMOUTH, PA 18651

UPI / TAX PARCEL NUMBER: 48-H8SW3-005-004-000

Seized and taken into execution to be sold as the property of MIDLAND SIMPSON RENTAL LLC in suit of UMB BANK, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VERUS SECURITIZATION TRUST 2025-5.