

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 4172/2026

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, JPMorgan Chase Bank, N.A., as Successor by Merger to J.P. Morgan Mortgage Acquisition Corp.

To Case Number: 202604172

ALL the surface or right of soil of that certain lot, piece or parcel of land situated in the Borough of Edwardsville, County of Luzerne and Commonwealth of Pennsylvania, and being Lot Numbered Five on plot "C" as designated in a plot of lots recorded in the office of the Recorder of Deeds of said Luzerne County in Map Book No. 1, page 234, bounded and described as follows, to wit:

BEGINNING at a corner in the Northerly line of Myers Street, being the common corner of Lots Nos. 4 and 5 of said plot;

Thence along line of Lot No. 4 North fifty-six (56) degrees East, one hundred and twenty and five tenths (120.5) feet to a corner in line of the Hoyt lands;

Thence by line of the Hoyt lands North thirty-four (34) degrees West, fifty (50) feet to a corner in line of Lot No. 6 on said plot;

Thence by said last named line South fifty-six (56) degrees West, one hundred twenty and five-tenths (120.5) feet to a corner in said Northerly line of Myers Street;

Thence by said Myers Street line South thirty-four (34) degrees East, fifty (50) feet to the place of beginning.

Containing six thousand and twenty-five (6,025) square feet of land, be the same more or less

BEING THE SAME PREMISES which Thomas Schnelly, a single man by Deed dated February 27, 2003 and recorded on February 27, 2003, in the Luzerne County Recorder of Deeds Office at Deed Book Volume 3003 at Page 49578, granted and conveyed unto Rhonda Deitrick, as sole owner.

Being Known as 275 Meyers Street, Edwardsville, PA 18704

Parcel I.D. No. 18-G9S3-010-008-000

Property being known as 275 Meyers Street, Edwardsville, PA 18704

Being Luzerne County Parcel Identification Number 18-G9S3-010-008-000

Improvements thereon consist of a Residential Dwelling

Seized and taken in execution as the property of Rhonda Deitrick, as sole owner

PROPERTY ADDRESS: 275 MEYERS ST, EDWARDSVILLE, PA 18704

UPI / TAX PARCEL NUMBER: 18-G9S3-010-008-000

Seized and taken into execution to be sold as the property of RHONDA DEITRICK in suit of JPMORGAN CHASE BANK, N.A., AS SUCCESSOR BY MERGER TO J.P. MORGAN MORTGAGE ACQUISITION CORP.

Attorney for the Plaintiff:
HLADIK ONORATO & FEDERMAN
NORTH WALES, PA 215-855-9521

GENESIS C. ARIAS, Sheriff
LUZERNE COUNTY, Pennsylvania