SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 5590/2025

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 Issued by: MIDFIRST BANK
To: NO. 202505590
All that certain lot or piece of ground situate in Wilkes-Barre City, County of Luzerne, Commonwealth of Pennsylvania, bounded and described as follows, to wit:
BEGINNING at a point in the Southwesterly side line of Blackman Street and in the Southeasterly side line of lands of Jean Ruddy, said point being distant one hundred twenty-six and eighty one-hundredths (126.80) feet measured in a courts of South forty-eight degrees zero minutes East (S 48° 00' E), along said Street side line from the Southeasterly side line of Brown Street;
THENCE along the Southwesterly side line of Blackman Street, South forty-eight degrees zero minutes East (S 48° 00' E), fifty and thirteen one-hundredths (50.13) feet to a point in the Northwesterly side line of lands of Donald F. Tremayne, et ux;
THENCE along the Northwesterly side line of said lands, South forty-two degrees thirty-two minutes West (S 42° 32' W), one hundred twenty-four and fifty-five one-hundredths (124.55) feet to a point;
THENCE along the Southwesterly or rear line of said lands, South forty-eight degrees zero minutes East (S 48° 00' E), twenty-five and zero hundredths (25.00) feet to a point;
THENCE along the Northwesterly side line of said lands, and lands of John F. Krella, et ux, South forty-two degrees thirty-two minutes West (S 42° 32' W), ninety-nine and ninety-one one-hundredths (99.91) feet to a point in the Northeasterly side line of Bradford Street, formerly known as Daisy Lane;
THENCE along said Northeasterly side line of Bradford Street, North forty-seven degrees fifty-five minutes West (N 47° 55' W), seventy-four and ninety one-hundredths (74.90) feet to a point in the Southeasterly side line of lands of Michael Petrow, et ux;
THENCE along the Southeasterly side line of said lands by the two following described lines:
(1) North forty-two degrees thirty minutes East (N 42° 30' E) ninety and eighty-five one-hundredths (90.85) feet to a point; and
(2) North forty-three degrees seventeen minutes East (N 43° 17' E), twenty-seven and zero hundredths (27.00) feet to a point;
THENCE along the aforesaid Southeasterly side line of lands of Jean Ruddy, North forty-two degrees fifteen minutes East N 42° 15' E), one hundred six and fifty one-hundredths (106.50) feet to a point, the place of beginning.

TITLE TO SAID PREMISES VESTED IN William Machinshok deeded by Kenneth M. Dewey and Amy Dewey, his wife Dated: September 21, 2018 Recorded: September 24, 2018 Bk/Pg #: 3018/179380.
PROPERTY BEING KNOWN AS: 179 Blackman Street
Wilkes Barre, PA 18702
Being PIN #: I9NE4 B30 L4
Improvements thereon consist of RESIDENTIAL
Seized and taken in execution as the property of: William Machinshok

PROPERTY ADDRESS: 179 BLACKMAN ST, WILKES BARRE, PA 18702

UPI / TAX PARCEL NUMBER: 19NE4 B30 L4

Seized and taken into execution to be sold as the property of MACHINSHOK, WILLIAM J AKA WILLLIAM MACHINSHOK in suit of MIDFIRST BANK.

Attorney for the Plaintiff:
KML LAW GROUP
PHILADELPHIA, PA 215-627-1322

GENESIS C. ARIAS, Sheriff
LUZERNE COUNTY, Pennsylvania

(c) CountySuite Sheriff, Teleosoft, Inc.