

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 1579/2026

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 THE FOLLOWING DESCRIBED LAND AND PREMISES, SITUATED IN THE BOROUGH OF PLYMOUTH, LUZERNE COUNTY, PENNSYLVANIA AND MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTHERLY SIDE OF BEADE STREET WITH THE WESTERLY SIDE OF FERRY STREET;

THENCE ALONG THE WESTERLY SIDE OF FERRY STREET SOUTH 15 DEGREES 18' EAST 180.00 FEET TO A CORNER COMMON TO LANDS FORMERLY OF SAMUEL JONES, NOW OR FORMERLY OF THE COMMONWEALTH OF PENNSYLVANIA;

THENCE ALONG LAND OF THE COMMONWEALTH OF PENNSYLVANIA SOUTH 74 DEGREES 42' WEST 70.00 FEET TO A CORNER COMMON TO PARCEL II-43D NOW OR FORMERLY OF THE REDEVELOPMENT AUTHORITY OF LUZERNE COUNTY, PENNSYLVANIA;

THENCE ALONG PARCEL II-43D AND ALONG LAND FORMERLY OF JOSEPH G. HANUSONKY, NOW OR FORMERLY OF VICTOR AND HELEN NIENIUS, NORTH 15 DEGREES 18' WEST 180.00 FEET TO A CORNER ON THE SOUTHERLY SIDE OF BEADE STREET;

THENCE ALONG THE SOUTHERLY SIDE OF BEADE STREET NORTH 74 DEGREES 42' EAST 70.00 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PREMISES granted and conveyed unto Paul R. Smith, a single man, by virtue of a Deed of John J. Maslowski, III, a married man, dated September 24, 2008, and recorded in Luzerne County Recorder of Deeds office on October 31, 2008, to Luzerne County Record Book 3008, Page 241825, et seq., to Instrument No. 5845823.

NOTICE: THIS DOCUMENT DOES NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL AND, IN THAT CONNECTION, DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR OTHER STRUCTURE ON OR IN SUCH LAND. THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTHERWISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT. (SEE 52 P.S. 1551)

HAZARDOUS WASTE IS NOT BEING DISPOSED OF NOR HAS IT EVER BEEN DISPOSED OF ON THE PROPERTY CONVEYED HEREIN BY THE GRANTOR'S OR TO THE GRANTOR'S KNOWLEDGE. A HAZARDOUS SUBSTANCE, AS DEFINED AT SECTION 103 OF THE PENNSYLVANIA HAZARDOUS SITES CLEANUP ACT, ACT NO. 108 OF 1988, HAS NEVER BEEN DISPOSED AND IS NOT PRESENTLY BEING DISPOSED BY THE GRANTOR'S NAMED HEREIN OR TO THE GRANTOR'S ACTUAL KNOWLEDGE, IN OR ON THE PREMISES IN QUESTION.

TOGETHER WITH AND SUBJECT TO the covenants, easements and restrictions as appear in the chain of title.

TOGETHER with all and singular the buildings, improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in any wise appertaining, and the reversions and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of the said Grantors, as well as in equity, of, in, and to the same.

TO HAVE AND TO HOLD the said lot or piece of ground described with the buildings and improvements thereon erected, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, his heirs and assigns, to and for the only proper use and behoof of the said Grantee, his heirs and assigns forever,

AND the said Grantors do covenant, promise and agree, to and with the said Grantee, his heirs and assigns, by

these presents, that the said Grantors all and singular the hereditaments and premises hereby granted or mentioned and intended so to be, with the appurtenances, unto the said Grantee, his heirs and assigns, against him, the said Grantors and against all and every person and persons whomsoever lawfully claiming or to claim the same or any part thereof, by, from or under him, her, them shall and will Specially WARRANT and forever DEFEND.
 SUBJECT TO THE SAME EXCEPTIONS, RESERVATIONS, RESTRICTIONS CONDITIONS, EASEMENTS, RIGHT-OF-WAYS AND INSTRUMENTS OF TITLE AS THE SAME MAY APPEAR IN THE CHAIN OF TITLE OR BY A VISIBLE INSPECTION OF THE PREMISES.

IMPROVED PROPERTY BEING KNOWN AS: 240 Beade Street, Plymouth, PA 18651

IMPROVEMENTS THEREON CONSIST OF: Residential single-family home

PROPERTY IDENTIFICATION NUMBER OF THE ABOVE-DESCRIBED PARCEL: 48-H8SE3-B010-L007

PROPERTY ADDRESS: 240 BEADE ST, PLYMOUTH, PA 18651

UPI / TAX PARCEL NUMBER: 48-H8SE3-B010-L007

Seized and taken into execution to be sold as the property of PAUL R. SMITH in suit of NBT BANK N.A., FORMERLY PENNSTAR BANK, A DIVISION OF NBT BANK, N.A..