

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 840/2026

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 No. _____, and Judgment No. 202600840, issued out of the Court of Common Pleas of Luzerne County, Pennsylvania, to me directed, there will be exposed to public sale, by vendue or outcry to the highest and best bidders, for cash, in the Courthouse, North River Street, Wilkes Barre City, Luzerne County, Pennsylvania, on Friday, December 4, 2026 at 10:30 O'clock A.M., of the said day, all the right, title and interest of the Defendant in and to:

ALL that certain parcel of land lying and situate in the Borough of Duryea, County of Luzerne and Commonwealth of Pennsylvania, more specifically described as follows:

BEGINNING at a set rebar corner lying along the southeasterly side of Church Street common to Parcel #1 and Parcel #2 of the "Michele L. Hopkins Minor Subdivision 2013;" THENCE along Parcel #2 of the "Michele L. Hopkins Minor Subdivision 2013" in a South 55° 25' 30" East direction for a distance of 120.00 feet to a set rebar corner; THENCE along the northwesterly side of an unnamed alley in a South 34° 34' 31" West direction for a distance of 25.00 feet to a set rebar corner; THENCE along lands of Amanda M. Cummings in a North 55° 25' 30" West direction for a distance of 120.00 feet to a set rebar corner; THENCE along the southeasterly side of Church Street in a North 34° 34' 31" East direction for a distance of 25.00 feet to the point of BEGINNING.

BEING Parcel #1 shown on the "Michele L. Hopkins Minor Subdivision 2013" recorded May 29, 2013 in Luzerne County Map Book 264, page 4.

CONTAINS approximately 3,000 square. feet.

SUBJECT to a Utility Easement over the following described parcel which is a portion of the herein conveyed parcel:

ALL the certain parcel of land lying and situate in the Borough of Duryea, County of Luzerne and Commonwealth of Pennsylvania, more specifically described as follows:

BEGINNING at a set rebar lying along the southeasterly side of Church Street common to Parcel #1 and Parcel #2 of the "Michele L. Hopkins Minor Subdivision 2013," THENCE along Parcel #1 and Parcel #2 of the "Michele L. Hopkins Minor Subdivision 2013" in a South 55° 25' 30" East direction for a distance of 40.00 feet to a corner; THENCE through Parcel #1 of the "Michele L. Hopkins Minor Subdivision 2013" in a South 34° 34' 31" West direction for a distance of 6.00 feet to a corner; THENCE continuing through Parcel #1 of the "Michele L. Hopkins Minor Subdivision 2013" in a North 55° 25' 30" West direction for a distance of 40.00 feet to a corner; THENCE along the southeasterly side of Church Street in a North 34° 34' 31" East direction for a distance of 6.00 feet to the point of beginning. CONTAINS approximately 240 square feet and situate within the easement area is the sewer line servicing the dwelling situate on Parcel #1 and Parcel #2 on the plan referred to herein.

UNDER AND SUBJECT to and together with prior grants and reservations of coal, oil, gas, mining rights of way, exceptions, conditions, restrictions and reservations of record, as the same may appear in this or prior instruments of record.

UNDER AND SUBJECT to all the easements, exceptions, rights, reservations, restrictions, covenants, conditions, privileges, etc., as may be either contained in or referred to in the prior deeds or other documents composing the chain of title, or as may be visible upon physical inspection of the premises.

TOGETHER with all buildings and improvements thereon.

IMPROVED WITH A SINGLE-FAMILY RESIDENTIAL DWELLING COMMONLY KNOWN AND NUMBERED AS:
246 CHURCH STREET, DURYEA, PA 18642
PIN #: D12NW1-002-25A

BEING THE SAME PREMISES WHICH Stacey R. Lauffer, by Deed dated October 28, 2019 and recorded November 5, 2019 in the Office of the Recorder of Deeds in and for Luzerne County, Pennsylvania, Instrument No. 2019-60226, granted and conveyed unto Mary Kate Zbylicki.

NOTICE IS HEREBY GIVEN to all claimants and parties in interest that the Sheriff will, for all sales where the

filling of a Schedule of Distribution not later than thirty (30) days after the sale, in his office, where the same will be available for inspection and that distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

SEIZED AND TAKEN INTO EXECUTION at the suit of – PENNSYLVANIA HOUSING FINANCE AGENCY vs. MARY KATE ZBYLICKI

PROPERTY ADDRESS: 246 CHURCH ST, DURYEA, PA 18642

UPI / TAX PARCEL NUMBER: D12NW1-002-25A

Seized and taken into execution to be sold as the property of MARY KATE ZBYLICKI in suit of PENNSYLVANIA HOUSING FINANCE AGENCY.