SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 4360/2026

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, FEBRUARY 05, 2027
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: CITIZENS BANK, N.A.

To No. 2026-04360

ALL THAT CERTAIN lot or piece of land, lying and being in the City of Nanticoke, County of Luzerne and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point, said point being located North 71° 12' East, 82.50 feet from the Northeasterly corner of Lot No. 345 as shown on a map of the Susquehanna Company recorded in Luzerne County Deed Book 238, Page 1;

THENCE along the Southerly side of State Street, North 71° 12' East, 82.50 feet to a point;

THENCE along the Westerly side of Lot No. 9 of the map of the College Hill Land Company, South 19° 31' East, 150 feet to a point;

THENCE along the Northerly side of a 20 foot wide alley South 71° 12' West, 83.44 feet to a point;

THENCE along the Easterly side of a disposition Parcel 85A, North 19° 9' 45" West, 149.99 feet to a point at the place of BEGINNING.

CONTAINING 12,445 square feet.

BEING the Easterly half of disposition Parcel No. 4A.

SUBJECT to the same conditions, covenants, reservations, restrictions and exceptions as are contained in Deeds of prior chain of title.

Title to said premises is vested in Shawn Shovlin and Shannon Yourren, by the Deed from Angela M. Pignataro and Giovanna M. Pignataro n/b/m Giovanna M. Tomasino dated 6/17/2016 and recorded 6/20/2016 in Instrument No. 201632219.

PROPERTY BEING KNOWN AS: 369 State Street
Nanticoke, PA 18634

Being Plate Number: 42-5-542-6 PIN #: 42-J7NE4-028-008-000

Improvements thereon consist of: RESIDENTIAL

Seized and taken in execution as the property of: Shawn Shovlin and Shannon Yourren

PROPERTY ADDRESS: 369 STATE ST, NANTICOKE, PA 18634

UPI / TAX PARCEL NUMBER: 42-J7NE4-028-008-000

Seized and taken into execution to be sold as the property of SHAWN SHOVLIN AND SHANNON YOURREN in suit of CITIZENS BANK, N.A..

Attorney for the Plaintiff:
LAW OFFICE OF GREGORY JAVARDIAN
SOUTHAMPTON, PA 215-942-9690

GENESIS C. ARIAS, Sheriff
LUZERNE COUNTY, Pennsylvania

(c) CountySuite Sheriff, Teleosoft, Inc.