SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 4292/2026

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 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 writ of execution issued by plaintiff:

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR HOME EQUITY MORTGAGE LOAN ASSET-BACKED TRUST SERIES INABS 2006-B, HOME EQUITY MORTGAGE LOAN ASSET-BACKED CERTIFICATES SERIES INABS 2006-B

To case number 202604292

ALL that certain lot or piece of ground situate in Nanticoke City, County of Luzerne, Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on Chestnut Street, being the northeast corner of Lot No. 323 and also the Southwest corner of the intersection of Chestnut Street with a 15 foot alley;

THENCE along said Chestnut Street, South 18 degrees 48 minutes East, 30 feet to a point;

THENCE along a line through Lot No. 323, South 71 degrees 12 minutes West, 50 feet to a point on the line dividing Lots Nos. 323 and 322;

THENCE along said dividing line North 18 degrees 48 minutes West,30 feet to a point on said 15 foot alley;

THENCE along said alley, North 71 degrees 12 minutes East 50 feet (incorrectly referred to as North 18 degrees 48 minute West 30 feet in prior Deeds) to the place of beginning.

CONTAINING 1500 square feet of surface, be the same more or less.

BEING the Northerly portion of Lot No. 323 as laid out on map of the Susquehanna Coal Company and recorded in Luzerne County Deed Book Volume 265, Page 1.

Title to said premises is vested in ARTHUR J. MCDONNELL OF WILKES-BARRE, AS SOLE OWNER by deed from BRIAN ANTONIK, dated January 17, 2006, recorded January 20, 2006, in book no. 3006, at page no. 18457

Property being known as: 322 SOUTH CHESTNUT ST., NANTICOKE, PA 18634

Being Luzerne county tax parcel number and pin number: 42-J7SE1-003-017

Improvements thereon consist of: RESIDENTIAL PROPERTY

Seized and taken in execution as the property of: ARTHUR J. MCDONNELL OF WILKES-BARRE, AS SOLE OWNER

PROPERTY ADDRESS: 322 SOUTH CHESTNUT ST, NANTICOKE, PA 18634

UPI / TAX PARCEL NUMBER: 42-J7SE1-003-017

Seized and taken into execution to be sold as the property of MCDONNELL, ARTHUR J A/K/A ARTHUR J MC'DONNELL in suit of DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR HOME EQUITY MORTGAGE LOAN ASSET-BACKED TRUST SERIES INABS 2006-B, HOME EQUITY MORTAGE LOAN ASSET-BACKED CERTIFICATES SERIES IN ABS 2006-B.

Attorney for the Plaintiff:
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
MT. LAUREL, NJ 855-225-6906

GENESIS C. ARIAS, Sheriff
LUZERNE COUNTY, Pennsylvania

(c) CountySuite Sheriff, Teleosoft, Inc.