SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 478/2026

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 Morgan Stanley Residential Mortgage Loan Trust 2025-NQM3

To Case number 202600478

All that certain parcel of land situated in the City of Nanticoke, County of Luzerne, and Commonwealth of Pennsylvania, bounded, and described as follows:

BEGINNING at an Iron pin set along the southerly side of Minden Court. Said iron pin being a corner common to lands now or formerly of Chester Kopco.

THENCE along the lands new or formerly of Chester Kopco, along a partition tine passing through a double dwelling South 15 degrees 49 minutes East 110.00' to a point. Said point being located along the line of lands now or formerly of Florian Michno.

THENCE along the lands now or formerly of Florian Michno. South 74 degrees 11 minutes West 30.24' to an iron pin set. Said iron pin being a corner common to lands now or formerly of Edward Stanislow Jr and being the southeast corner of Lot 2068.

THENCE along the lands now or formerly of Edward Stanislow Jr, North 15 degrees 49 minutes West 110.00' to a mag nail set on the southerly side of Minden Court.

THENCE along the southerly side of Minden Court, North 74 degrees 11 minutes East 30.24' to THE POINT OF BEGINNING.

CONTAINING 0.08 Acres+/- or 3.326 SQ.FT.

SUBJECT TO ANY AND ALL RESTRICTIONS, EXCEPTIONS, RESERVATIONS, STIPULATIONS, CONDITIONS, RIGHTS OF WAY AND EASEMENTS OF RECORD.

Being the same property as conveyed from Michael Crawn, a married man and Martina Crawn to Midland Simpson LLC, a Pennsylvania Limited Liability Company, dated October 09, 2024, and recorded on October 16, 2024, in Book 3024 at Page 202942, Luzerne County records.

35 Minden Court, Nanticoke, PA 18634
Tax Parcel Number: 42-J7NW1-006-003
Sale No:
Nicole Francese, Esq., Friedman Vartolo LLP, attorney for Plaintiff

Judgment Amount: $130,323.71
Premise Being: 35 Minden Court, Nanticoke, PA 18634
Seized and sold as the property of Midland Simpson LLC
Judgment Number 202600478 (Morgan Stanley Residential Mortgage Loan Trust 2025-NQM3 v Midland Simpson LLC), with a judgment amount of $130,323.71.

Dated: October 26, 2026

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Nicole Francese, Esq. (332253)
FRIEDMAN VARTOLO LLP
Attorneys for Plaintiff
1325 Franklin Avenue, Suite 160
Garden City, NY 11530
(T) (212) 471-5100
(F) (212) 471-5150

PROPERTY ADDRESS: 35 MINDEN COURT, NANTICOKE, PA 18634

UPI / TAX PARCEL NUMBER: 42-J7NW1-006-003

(c) CountySuite Sheriff, Teleosoft, Inc.

Seized and taken into execution to be sold as the property of MIDLAND SIMPSON LLC in suit of MORGAN STANLEY RESIDENTIAL MORTGAGE LOAN TRUST 2025-NQM3.

Attorney for the Plaintiff:
FRIEDMAN VARTOLO
GARDEN CITY, NY 212-471-5100

GENESIS C. ARIAS, Sheriff
LUZERNE COUNTY, Pennsylvania

(c) CountySuite Sheriff, Teleosoft, Inc.