SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 9167/2026

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.

All that certain lot or piece of ground situate in Warrior Run Borough, County of Luzerne, Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the south east corner of Lot of Cooper Tamaezytis on the westerly side of Plumb Street ;

THENCE south nineteen (19) degrees, fifteen (15) minutes east thirty (30) feet to land of Patricia Burns;

THENCE south seventy (70) degrees, forty-five (45) minutes west one hundred thirty-one (131) feet to an alley called Plumb's Alley;

THENCE north nineteen (19) degrees, fifteen (15) minutes west along said alley, thirty (30) feet to land of said Cooper Tamaezythis;

THENCE along the same north seventy (70) degrees forty-five (45) minutes east one hundred thirty-one (131) feet to said Plumb Street, the place of BEGINNING.

Property Address: 523 Front Street, Warrior Run, PA 18706

Parcel ID: 62-J8SE4-003-016-000

Title is vested in Scott Mudzik, by deed from Jared Mudzik and Eileen C. Mudzik, his wife, dated 02/15/2024 and recorded on 02/21/2024 in the Luzerne County Clerk's/Register's Office as Book 3024, Page 28213, and as Instrument No.: 202408515.

PROPERTY ADDRESS: 523 FRONT ST, WARRIOR RUN, PA 18706

UPI / TAX PARCEL NUMBER: 62-J8SE4-003-016-000

Seized and taken into execution to be sold as the property of SCOTT MUDZIK in suit of NATIONASTAR MORTGAGE LLC.

Attorney for the Plaintiff:
MCCALLA RAYMER LEIBERT PIERCE LLC
ISELIN, NJ 445-207-4041

GENESIS C. ARIAS, Sheriff
LUZERNE COUNTY, Pennsylvania

(c) CountySuite Sheriff, Teleosoft, Inc.