SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 13721/2025

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 a writ of execution issued by Plaintiff, Constitution Credit LLC, to Luzerne County Case Number 13721 of 2025.
ALL THAT CERTAIN lot or piece of ground situate in the City of Wilkes-Barre, County of Luzerne, Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point being the northeasterly corner of the intersection of East Jackson Street and North Washington Street;

THENCE running in a northwesterly direction along East Jackson Street, 72 feet, more or less, to a corner in lands now or late of Ernest S. Townend, et al;

THENCE along the same in a northeasterly direction parallel with North Washington Street, 52 feet, more or less, to a corner in line of lands of Hugh Ridall, etux;

THENCE in a southwesterly direction, parallel with East Jackson Street, 72 feet to North Washington Street, aforesaid;

THENCE southwesterly along North Washington Street, 52 feet to the place of BEGINNING.

EXCEPTING and RESERVING therefrom all coal and mineral rights, the same as more particularly contained in exception and reservation appearing in Deed Book 1102, page 418, the same by reference thereto being incorporated herein.

FURTHER, EXCEPTING and RESERVING from the above-described realty a parcel of land conveyed to Edmund R. Zych, by Deed of Shirley J. Knelly and Lois A. McGrady, Co-Trustees under the John W. and Shirley R. Knelly Real Estate Trust, dated August 31, 2004 and recorded in Luzerne County Record Book 3021, at page 318251.

FOR INFORMATIONAL PURPOSES ONLY:
160 North Washington Street, Wilkes Barre, PA 18701

PIN: 73-H10SW1-021-033-000

Title to said premises is vested in Shine Jackson LLC
Property being known as 160 North Washington Street, Wilkes Barre, Pennsylvania 18701
Being Luzerne County Property Identification Number 73-H10SW1-021-033-000
Improvements thereon include, but are not necessarily limited to, a commercial and/or multi-family residential building
Seized and taken in execution as the property of Shine Jackson LLC

PROPERTY ADDRESS: 160 NORTH WASHINGTON ST, WILKES BARRE, PA 18701

UPI / TAX PARCEL NUMBER: 73-H10SW1-021-033-000

Seized and taken into execution to be sold as the property of SHINE JACKSON LLC in suit of CONSTITUTION CREDIT LLC.

Attorney for the Plaintiff:
ROSEN, JENKINS & GREENWALD LLP
WILKES BARRE, PA 570-826-5678

GENESIS C. ARIAS, Sheriff
LUZERNE COUNTY, Pennsylvania

(c) CountySuite Sheriff, Teleosoft, Inc.