SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 4120/2026

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:

COMPUTERSHARE DELAWARE TRUST COMPANY, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE OF PRET 2025-RPL3 TRUST

To case number 202604120

ALL that certain lot or piece of ground situate in Wyoming Borough, County of Luzerne, Commonwealth of Pennsylvania, bounded and described as follows, to wit:
BEGINNING at the corner of intersection of the northwesterly side of Sharpe Street with the northeasterly side of Sixth Street;
THENCE along Sharpe Street, in a northeasterly direction, 61 feet, more or less, to a point in line of lands now or late Matresalva;
THENCE at right angles, along the same, parallel with Sixth Street, in a northwesterly direction, 68 feet, more or less, to a point;
THENCE at right angles, parallel with Shame Street, in a southwesterly direction, 61 feet, more or less, to a point on the northeasterly side of Sixth Street aforesaid; and
THENCE along Sixth Street, in a southeasterly direction, 68 feet, more or less to a corner, the place of beginning.
SUBJECT to the same restrictions, reservations, conditions and exceptions as contained in prior chain of title.

Title to said premises is vested in Marla Rico

Property being known as: 187 SHARPE ST, WYOMING, PA 18644

Being Luzerne county tax parcel number and pin number: 67E10SE3015020000

Improvements thereon consist of: RESIDENTIAL PROPERTY

Seized and taken in execution as the property of: Marla Rico

PROPERTY ADDRESS: 187 SHARPE ST, WYOMING, PA 18644

UPI / TAX PARCEL NUMBER: 67E10SE3015020000

Seized and taken into execution to be sold as the property of MARLA RICO in suit of COMPUTERSHARE DELAWARE TRUST COMPANY, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE OF PRET 2025-RPL3 TRUST.

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.