SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 7299/2026

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 a Writ of Execution No. issued out of the Court of Common Pleas of Luzerne County, directed to me, there will be exposed to public sale, by vendue or outcry to the highest and best bidders, for cash, in the Courthouse, in the City of Wilkes-Barre, Luzerne County, Pennsylvania, on February 5, 2027 at 10:30AM, in the forenoon of the said day, all the right, title and interest of the Defendant(s) in and to:

ALL that lot or piece of ground situate in the Village of Sheatown, Newport Township, County of Luzerne, Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point which is the northeasterly intersection of Newport Street and Third Street in the Village of Sheatown, Newport Township, Luzerne County, Pennsylvania, said point being North 41 degrees 48 minutes East 72.40 feet from Station No. 2227 set in a curb on the southerly side of the pavement on Newport Street;

THENCE along the easterly line of Newport Street North 17 degrees 09 minutes East, 49.38 feet to a corner common to Lots No. 1702 and No. 1701;

THENCE along the line between said lots North 71 degrees 15 minutes East, 135.78 feet to another corner common to Lots No. 1702 and No. 1701 on the westerly line of Fourth Street;

THENCE along the westerly line of Fourth Street South 18 degrees 45 minutes East, 40.00 feet to the northwesterly intersection of Third Street;

THENCE along the northerly line of Third Street South 71 degrees 15 minutes West, 164.73 feet to the place of beginning.

BEING Lot No. 1702 of a Plot of Lots as laid out and plotted by M. A. Hanna Company.

Being the same property conveyed to Bubba A. Gomez, an umarried man who acquired title by virtue of a deed from Bubba A. Gomez, an unmarried man and Ruthann E. Gomez, an unmarried woman who acquired title as husband and wife, dated August 17, 2023, recorded October 16, 2023, as Instrument Number 202354957, and recorded in Book 3023, Page 195778, Office of the Recorder of Deeds, Luzerne County, Pennsylvania.

Premises improved with a single family dwelling more commonly known as 39 Old Newport Street, Nanticoke, PA 18634

Under and Subject to and together with the same reservations, conditions, restrictions, covenants, exceptions and easements as appear in prior chain of title.

Together with all buildings and improvements thereon.

The Property Identification Number of the above-described parcel is 46-J7S1 -004-001-000.

Plate No. 46-C-60-R1-D14-5

Notice is hereby given to all claimants and parties in interest that the Sheriff will within thirty (30) days thereafter file a distribution in his office, where the same will be available for inspection and the distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter.

Seized and taken into execution at the suit of MidFirst Bank against Bubba A. Gomez, et al., and will be sold by:

Brian Szumski, Sheriff of Luzerne County

Katherine M. Wolf, Esquire
Meredith H. Wooters, Esquire
Kimberly J. Hong, Esquire
Michael E. Carleton, Esquire
Cristina L. Connor, Esquire
Ed E. Qaqish, Esquire

(c) CountySuite Sheriff, Teleosoft, Inc.

MDK Legal
P. O. Box 165028
Columbus, OH 43216-5028
614-220-5611

PROPERTY ADDRESS: 39 OLD NEWPORT ST, NANTICOKE, PA 18634

UPI / TAX PARCEL NUMBER: 46-J7S1 -004-001-000

Seized and taken into execution to be sold as the property of BUBBA A GOMEZ in suit of MANLEY DEAS KOCHALSKI LLC.

Attorney for the Plaintiff:
MANLEY DEAS KOCHALSKI LLC
COLUMBUS, OH 614-220-5611

GENESIS C. ARIAS, Sheriff
LUZERNE COUNTY, Pennsylvania

(c) CountySuite Sheriff, Teleosoft, Inc.