SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 7367/2026

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 THE SURFACE or right of soil in and to that certain lot or parcel of land situate in the Township of Foster, County of Luzerne, and Commonwealth of Pennsylvania, being Lot No. 86 as shown on Hazle Brook Coal Co., Plot of Hazle Brook Village No. 2, recorded in the Office of the Recorder of Deeds in and for Luzerne County in Map Book 3, Page 322, said lot being located on the North side of the road leading from Hazle Brook Village No. 2 to the City of Hazleton, having a frontage or width thereon of 39.13 feet, more or less, and extending of that same width between parallel lines running at right angles to said road a depth of 127.30 feet, more or less.

CONTAINING 4,981.25 square feet, more or less.

Being the same property conveyed to Silvia Cecilia Rodriguez Ugalde and Silvia M. Castro, no marital status shown who acquired title, with rights of survivorship, by virtue of a deed from Paul R. Parosky and Christine A. Parosky, a married couple, dated February 7, 2025, recorded February 10, 2025, as Instrument Number 202507026, and recorded in Book 3025, Page 28108, Office of the Recorder of Deeds, Luzerne County, Pennsylvania.

Premises improved with a single family dwelling more commonly known as 584 Hazle Brook Road, Hazleton, PA 18201

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 23-S10S2-001-012-000.

Plate No. 23-619-5

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 Silvia Cecilia Rodriguez Ugalde, AKA Silvia C. Rodriguez, 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

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

PROPERTY ADDRESS: 584 HAZLE BROOK RD, HAZLETON, PA 18201

UPI / TAX PARCEL NUMBER: 23-S10S2-001-012-000

(c) CountySuite Sheriff, Teleosoft, Inc.

Seized and taken into execution to be sold as the property of SILVIA CECILIA RODRIGUEZ UGALDE AKA SILVIA C RODRIGUEZ AND SILVIA CECILIA M CASTRO in suit of MIDFIRST BANK.

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.