SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 6283/2025

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 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 CERTAIN piece, parcel or tract of land situate in the Borough of Nescopeck, County of Luzerne and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a 1/2" rebar (set) at the northerly right-of-way line of Mifflin Avenue, the southeast corner of the lands herein described;

thence, along the northerly right-of-way line of Mifflin Avenue, S 71° 03' 04" W 80.00 feet to a 1/2" rebar (set);

thence, along the easterly line of lands now or formerly of Carl W. Plock, N 18° 56’ 56" W 150.00 feet to a 1/2" rebar (set);

thence, along the southerly right-of-way line of Riverside Boulevard, N71° 03' 04" E 80.00 feet to a 1/2" rebar (set);

thence, along the westerly line of Lot 2. S 18° 56’ 56" E 150.00 feet to a 1/2" rebar (set), the place of BEGINNING.

CONTAINING 12,000 sq. ft. (0.28 acres) of land as shown on the JKM Hollow, LLC, Minor Subdivision-2022 as Lot No. 3 prepared by Peters Consultants. Inc., 100 Robbins Avenue, Berwick, PA 18603, dated January 19, 2022.
Bearings are based on the North American Datum of 1983 (NADS3), PA North Zone.

Including that manufactured home more specifically described as a Clayton Homes, Inc. CMH EPIC DeSoto 2023, plate number 43-315-5, serial/vehicle identification number LEW117914PAAB, which has become affixed to and is taxed as real property commonly described as 929 Mifflin Ave, Nescopeck, PA 18635.

Being the same property conveyed to Ashley Nicole Brooking, unmarried and Andrew David Snook, unmarried who acquired title, with rights of survivorship, by virtue of a deed from Marc Nespoli, joined by his spouse, Kathryn M. Nespoli, and James A. Hyde, joined by his spouse, Jennifer R. Hyde, dated April 28, 2023, recorded May 17, 2023, as Instrument Number 202325960, and recorded in Book 3023, Page 85852, Office of the Recorder of Deeds, Luzerne County, Pennsylvania.

Premises improved with a single family dwelling more commonly known as 929 Mifflin Avenue, AKA 929 Riverside Boulevard, AKA 922 Riverside Boulevard, Nescopeck, PA 18635

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 43P3SW2 -008-005-000.

Plate No. 43-315-5

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 Ashley Nicole Brooking, AKA Ashley N. Brooking, et al., and will be sold by:

Brian Szumski, Sheriff of Luzerne County

(c) CountySuite Sheriff, Teleosoft, Inc.

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: 929 MIFFLIN AVE, AKA 929 RIVERSIDE BOULEVARD, NESCOPECK, PA 18635

UPI / TAX PARCEL NUMBER: 43P3SW2 -008-005-000

Seized and taken into execution to be sold as the property of NICOLE BROOKING, ASHLEY NICOLE AKA ASHLEY N BROOKING AND SNOOK, ANDREW DAVID AKA ANDREW D SNOOK 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.