SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 6613/2026

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 Issued by: M&T BANK a/k/a MANUFACTURERS AND TRADERS TRUST COMPANY
To: NO. 202606613
ALL that certain Lot, Piece or Parcel of Land Situate, Lying and Being in the Township of Kingston, Luzerne County, Pennsylvania, in the Village of Trucksville, more Particularly bounded and described as follows:

BEGINNING at a point on the Southerly Side of Frangorma Drive, said Point in Line dividing Lots 31 And 40 in Plot of Lots hereinafter mentioned; said Point also being One Hundred Twenty-Five (125) Feet Measured along the North Side of Frangorma Drive on a Course of North Forty-Six (46) Degrees Fifty-Two (52) Minutes East from the Southerly intersection of the Northerly Side of Frangorma Drive and the Easterly side of West Hillside Avenue ;

THENCE from said beginning point along line dividing Lots 31 and 40 North Forty-Three (43) Degrees Eight (08) Minutes West One Hundred (100) Feet to a point said point being common to Lots 31, 32, 33 and 40;

THENCE along line dividing Lots 33 and 40 North Forty-Six (46) Degrees Fifty-Two (52) Minutes East One Hundred Twenty-Five (125) Feet to a point, said point being common to Lots 33, 34, 39, and 40;

THENCE along line dividing Lots 39 and 40 South Forty-Three (43) Degrees Eight (08) Minutes East One Hundred (100) Feet to a point on the North Side of Frangorma Drive;

THENCE along North Side of Frangorma Drive South Forty-Six (46) Degrees Fifty-Two (52) Minutes West One Hundred Twenty-Five (125) Feet to the place of beginning.

BEING all of Lot No. 40 in Plot of Lots known as “Westmoreland Hills” allotted by F. Gordon Mathers.

SUBJECT to restrictions, reservations, easements, covenants, oil, gas or mineral rights of record, if any.

TITLE TO SAID PREMISES VESTED IN Eleanor Emmert deeded by Jose V. Manrique Dated: November 3, 2006 Recorded: November 13, 2006 Bk/Pg #: 3006/312109.
PROPERTY BEING KNOWN AS: 137 Frangorma Drive
Trucksville, PA 18708
Being PIN #: E9S6 B2 L8
Improvements thereon consist of RESIDENTIAL
Seized and taken in execution as the property of: Eleanor Emmert

PROPERTY ADDRESS: 137 FRANGORMA DR, SHAVERTOWN, PA 18708

UPI / TAX PARCEL NUMBER: E9S6 B2 L8

Seized and taken into execution to be sold as the property of ELEANOR EMMERT in suit of M&T BANK A/K/A MANUFACTURERS AND TRADERS TRUST COMPANY.

Attorney for the Plaintiff:
KML LAW GROUP
PHILADELPHIA, PA 215-627-1322

GENESIS C. ARIAS, Sheriff
LUZERNE COUNTY, Pennsylvania

(c) CountySuite Sheriff, Teleosoft, Inc.