SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 11937/2025

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 Issued by: SELECT PORTFOLIO SERVICING INC.
To: NO. 202511937
ALL the surface of All that Lot of Land situate in the City of Wilkes-Barre, County of Luzerne and State of Pennsylvania bounded and described as follows.
SOUTHERLY by Madison Street, Easterly by Lot 30:
NORTHERLY by Carpenter Avenue;
and Westerly by Lot 26; being Lot 28 of Block E on Plot of Lots on Allotment of H. H. Deer Recorded Luzerne County Deed Book 260 Page 461.
TITLE TO SAID PREMISES VESTED IN Leonides Rivera, a single woman, now deceased deeded by Leonides Rivera, surviving spouse of George Rivera, deceased Dated: February 2, 2020 Recorded: March 10, 2020 Bk/Pg #: 3020/46216.
PROPERTY BEING KNOWN AS: 238 Madison Street
Wilkes Barre, PA 18705
Being PIN #: H10NW4 B5 L31
Improvements thereon consist of RESIDENTIAL
Seized and taken in execution as the property of: NAOMI CANDELARIO, SOLELY IN HER CAPACITY AS HEIR OF LEONIDES RIVERA, DECEASED, GEORGE RIVERA JR., SOLELY IN HIS CAPACITY AS HEIR OF LEONIDES RIVERA, DECEASED, RUTH RIVERA SOLELY IN HER CAPACITY AS HEIR OF LEONIDES RIVERA, DECEASED, JEFFREY RIVERA, SOLELY IN HIS CAPACITY AS HEIR OF LEONIDES RIVERA, DECEASED & DIANA TORRES, SOLELY IN HER CAPACITY AS HEIR OF LEONIDES RIVERA, DECEASED

PROPERTY ADDRESS: 238 MADISON ST, WILKES BARRE, PA 18705

UPI / TAX PARCEL NUMBER: H10NW4 B5 L31

Seized and taken into execution to be sold as the property of CANDELARIO, NAOMI, SOLELY IN HER CAPACITY AS HEIR OF LEONIDES RIVERA, DECEASED, RIVERA, GEORGE JR, SOLELY IN HIS CAPACITY AS JHEIR OF LEONIDES RIVERA, DECEASED, RIVERA, RUTH, SOLELY IN HER CAPACITY AS HEIR OF LEONIDES RIVERA, DECEASED, RIVERA, JEFFREY, SOLELY IN HIS CAPACITY AS HEIR OF LEONIDES RIVERA, DECEASED AND TORRES, DIANA, SOLEY IN HER CAPACITY AS HEIR OF LEONIDES RIVERA, DECEASED in suit of SELECT PORTFOLIO SERVICING INC.

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

GENESIS C. ARIAS, Sheriff
LUZERNE COUNTY, Pennsylvania

(c) CountySuite Sheriff, Teleosoft, Inc.