SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 4677/2026

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.

All that, certain, piece or parcel of land, situate, lying and being in the Township of Dallas, County of Luzerne and State of Pennsylvania, bounded and described as follows, to wit:

Beginning at an iron pin corner in the westerly line of the Old State Highway leading from Dallas to Beaumont, and the southerly line of a private land leading from the said Old State Highway through lands of the grantors herein;

Thence along the said westerly line of the Old State Highway south 5 degrees 41 minutes west one hundred (100) feet to a stake corner in line of other lands now or formerly of Ernest Martin;

Thence along the same north 82 degrees 20 minutes west one hundred twenty (120) feet to a stake corner;

Thence still along same north 5 degree 41 minutes east one hundred (100) feet to a stake corner in the southerly line of the aforementioned private lane;

Thence along the same south 82 degrees 20 minutes east one hundred twenty (120) feet to the place of beginning.

PIN# 10-C7-00A-054-000

Being the same premises which Rodney L. Hoffman and Kerrie L. Hoffman, by Deed dated 05/22/2023 and recorded 05/25/2023, in the Office of the Recorder of Deeds in and for the County of Luzerne, in Deed Instrument No. 202327472, granted and conveyed unto John Herb and Christina Herb, in fee.

Tax Parcel: 10C7 00A054000 AKA 10-C7-00A-054-000 AKA C7-00A-54 AKA 10-C7-00A-054

Premises Being: 328 Old Highway Road, Dallas, PA 18612

PROPERTY ADDRESS: 328 OLD HIGHWAY RD, DALLAS, PA 18612

UPI / TAX PARCEL NUMBER: 10-C7-00A-054-000

Seized and taken into execution to be sold as the property of CHRISTINA HERB AND JOHN HERB in suit of GUILD MORTAGE COMPANY LLC.

Attorney for the Plaintiff:
BROCK & SCOTT PLLC
WINSTON-SALEM, NC 888-461-7908

GENESIS C. ARIAS, Sheriff
LUZERNE COUNTY, Pennsylvania

(c) CountySuite Sheriff, Teleosoft, Inc.