

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 6436/2022

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, AUGUST 04, 2023**  
**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.

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ALL that certain piece or parcel of land situate in the Borough of Kingston, County of Luzerne, and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING on the Southerly side of Washington Avenue at a point six hundred four and four tenths (604.4) feet distant in a Westerly direction from Slocum Street, being also a corner of Lot No. 71;

THENCE along the line of said Lot No. 71, South fifty-four (54) degrees, forty (40) minutes West, one hundred twelve and six tenths (112.6) feet to a corner;

THENCE North thirty-four (34) degrees, twenty-one (21) minutes West, forty (40) feet to a corner of Lot No. 73;

THENCE along the line of said Lot No. 73, North fifty-four (54) degrees, forty-eight (48) minutes East, one hundred and twelve and four tenths (112.4) feet to Washington Avenue aforesaid;

THENCE along the said Avenue South thirty-four (34) degrees, thirty (30) minutes East, forty (40) feet to the PLACE OF BEGINNING.

BEING Lot No. 72 on a plot of lots as surveyed and laid out by Ira Hartwell (C.E.) map of which is recorded in the Office of the Recorder of Deeds in and for Luzerne County in Map Book No. 1, page 168.

SUBJECT to the same exceptions and reservations, as same are excepted in prior chain of title.

BEING THE SAME PREMISES which Charles Fetko, Jr., by Deed dated 07/15/2010 and recorded 07/16/2010 in the Office of the Recorder of Deeds in and for the County of Luzerne in Deed Book 3010, Page 118236, granted and conveyed unto Daniel C. Fetko, in fee.

Title to said premises is vested in Daniel C. Fetko A/K/A Daniel Fetko

Property being known as: 64-68 Pulaski Street, Kingston, PA 18704

Being Luzerne County Tax Parcel Number and Pin Number: 34-G9SE1 -010-004-000

Improvements thereon consist of: Residential Dwelling

PROPERTY ADDRESS: 64-68 PULASKI ST, KINGSTON, PA 18704

UPI / TAX PARCEL NUMBER: 34-G9SE1 -010-004-000

Seized and taken into execution to be sold as the property of FETKO, DANIEL C A/K/A DANIEL FETKO in suit of WELLS FARGO BANK, N.A..

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Attorney for the Plaintiff:  
BROCK & SCOTT PLLC  
KING OF PRUSSIA, PA 844-856-6646

**BRIAN M. SZUMSKI, Sheriff**  
LUZERNE COUNTY, Pennsylvania