

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 1635/2022

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 and situated in the City of Hazleton, County of Luzerne and Commonwealth of Pennsylvania, being Lots Numbered Six (6), Seven (7) and Eight (8) of Square No. one hundred ninety-six ( 196) on the map or plan of the City of Hazleton, Pennsylvania, bounded and described as follows:

BEGINNING at a point on the southeast corner of Cedar and Beech Streets;

THENCE eastwardly along Beech Street, for a distance of one hundred ninety (190) feet to a twenty (20') foot wide alley;

THENCE southwardly along said alley for a distance of ninety (90) feet to the corner of Lot No. 9;Â

THENCE westwardly along the northern line of Lot No. 9 for a distance of one hundred ninety ( 190') feet to the east side of Cedar Street;

THENCE northwardly for a distance of ninety (90) feet to the place of BEGINNING.

Being the same premises which Amy Bevans, single, n/b/m Amy Vitek, by Deed dated 08/02/2006 and Recorded 09/08/200, in the Office of the Recorder of Deeds in and for the County of Luzerne, in Deed Book 3006, Page 24569, granted and conveyed unto Amy Vitek, married, in fee.

Tax Parcel: U8NW21-015-001

Premises Being: 193 South Cedar Street, Hazleton, PA 18201-7140

PROPERTY ADDRESS: 193 SOUTH CEDAR ST, HAZLETON, PA 18201

UPI / TAX PARCEL NUMBER: 71-U8NW21-015-001-000

Seized and taken into execution to be sold as the property of VITEK, CHRISTOPHER IN HIS CAPACITY AS ADMINISTRATOR AND HEIR OF THE ESTATE OF AMY VITAK A/K/A AMY K. VITEK AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER AMY VITEK A/K/A AMY K. VITEK, DECEASED 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