

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 8569/2022

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:

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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By virtue of a Writ of Execution issued by: Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as Owner Trustee of the Aspen Growth IV Trust, a Delaware statutory trust

To: No. 202208569

ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATE IN THE CITY OF WILKES-BARRE, COUNTY OF LUZERNE AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT;

BEGINNING AT A CORNER IN THE NORTHWESTERLY LINE OF SOUTH GRANT STREET, SAID CORNER BEING SOUTH SIXTY DEGREES ONE MINUTE WEST TWO HUNDRED EIGHTY FIVE (285) FEET FROM THE INTERSECTION OF THE NORTHWESTERLY LINE OF SOUTH GRANT STREET AND THE SOUTHWESTERLY LINE OF LEHIGH STREET, THENCE ALONG THE NORTHWESTERLY LINE OF SOUTH GRANT STREET, SOUTH SIXTY DEGREES ONE MINUTE WEST SEVENTY-FIVE (75) FEET TO A CORNER;

THENCE NORTH TWENTY-NINE DEGREES FIFTY-NINE MINUTES WEST ONE HUNDRED TWENTY-THREE (123) FEET TO A CORNER; THENCE NORTH SIXTY DEGREES ONE MINUTE EAST SEVENTY-FIVE (75) FEET TO A CORNER;

THENCE SOUTH TWENTY-NINE DEGREES FIFTY-NINE MINUTES EAST ONE HUNDRED TWENTY-THREE (123) FEET TO A CORNER, THE PLACE OF BEGINNING.

BEING the same premises which JOSEPH SOLTIS AND NANCY ANN SOLTIS, HIS WIFE by Deed dated 12/30/1999 and recorded in the Office of Recorder of Deeds of Luzerne County on 01/05/2000 at Book 2706, Page 388 granted and conveyed unto MICHAEL TANDOH.

PROPERTY BEING KNOWN AS 343 S. Grant St, Wilkes Barre, PA 18702-5737

Being Luzerne County Tax Plate No. 73-C-31-1-R13-D1-D1-2 and PIN: 73-I9NE2 -040-04A-000

IMPROVEMENTS thereon consist of: Residential Real Estate

Seized and taken in execution as the property of: Michael Tandoh

PROPERTY ADDRESS: 343 S GRANT ST, WILKES BARRE, PA 18702

UPI / TAX PARCEL NUMBER: 73-I9NE2 -040-04A-000

Seized and taken into execution to be sold as the property of MICHAEL TANDOH in suit of WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE OF THE ASPEN GROWTH IV TRUST, A DELAWARE STATUTORY TRUST.

**Attorney for the Plaintiff:**  
STERN & EISENBERG PC  
WARRINGTON, PA 215-572-8111

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