

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 12166/2019

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.

All the surface or right of soil only of all that certain lot of land situate in Wilkes-Barre Township. Luzerne County, PA. bounded and described as follows, to wit:

Beginning at a point on Evans Lane a Lane running from Northampton Street to Hemlock Street in said Wilkes-Barre Township, said point being 177 1/2 feet, in an Easterly direction from a corner formed by the intersection of the side lines of Northampton Street and Evans Lane; thence easterly along said Evans Lane a distance of fifty (50) feet to a corner on the dividing line between lots Nos. 5 and 6 in block "0" on plot of lots hereinafter referred to; thence southerly along said dividing line between lots Nos. 5 and 6 block "0" seventy-five (75) feet to a corner: thence westerly on a line parallel to the said line of Evans Lane fifty (50) feet to a point in the dividing line between lots Nos. 4 and 5 in block "0"; thence northerly along said dividing line a distance of seventy-five (75) feet to the place of beginning.

Being the rear part of Lot No, 5 block "0" on plot of lots laid out by the Lehigh and Wilkes-Barre Coal Company in said Wilkes-Barre Township, a map of said plot being record in Luzerne County Deed Book 439, page 580 etc.

Being in the same premises conveyed to the Benjamin J. Remakus and Stephine Remakus. his wife, by Deed of Joseph A. McHugh and Mary C. McHugh, his wife, dated January 31, 1952.

PIN: I10NW3 B9 L5

Being the same premises which Benjamin and Stephine Remakus, by Deed dated 12/05/2003 and recorded 12/09/2003, in the Office of the Recorder of Deeds in and for the County of Luzerne, in Deed Book 3003, Page 370834, granted and conveyed unto Jeffrey Howard, in fee.

Tax Parcel: 69-I10NW3-009-005-000

Premises Being: 17 EVANS STREET, WILKES BARRE, PA 18702

PROPERTY ADDRESS: 17 EVANS ST, WILKES BARRE, PA 18702

UPI / TAX PARCEL NUMBER: 69-I10NW3-009-005-000

Seized and taken into execution to be sold as the property of UNKNOWN HEIRS SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT TITLE OR INTEREST FROM OR UNDER JEFFREY HOWARD, DECEASED in suit of WELLS FARGO BANK, N.A. S/B/M TO WELLS FARGO HOME MORTGAGE, INC.

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

BRIAN M. SZUMSKI, Sheriff
LUZERNE COUNTY, Pennsylvania