

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 7924/2018

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, DECEMBER 01, 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 lot of land situate in the Village of Jeansville, Hazle Township, Luzerne County, Pennsylvania, bounded and described as follows:

BEGINNING at a point, the southwesterly corner of an alley, south fifty degrees fourteen minutes east (S. 50° 14' E.) Six hundred thirty-eight and twenty-nine one-hundredths (683.29) feet, more or less, from the northwesterly corner of the Jacob Meyer Warrantee tract;

THENCE south eighty-six degrees fifty-three minutes west (S. 86° 53' W.) One hundred thirty-seven (137) feet, more or less, to a point;

THENCE north four degrees fifty-two minutes west (N. 4° 52' W.) One hundred seven and forty one-hundredths (107.40) feet, more or less, to a point;

THENCE north eighty-six degrees fifty-two minutes east (N. 86° 52' E.) one hundred thirty-nine and seventy-seven one-hundredths (139.77) feet, more or less, to a point on the westerly side of a fifteen (15) foot alley;

THENCE along the westerly side of said alley, south three degrees thirty-two minutes east (S. 3° 32' E.) one hundred seven and forty one-hundredths (107.40) feet, more or less, to the place of BEGINNING.

BEING KNOWN AS: 254 MAIN STREET, HAZLETON, PA 18201 N/K/A 252 RAILROAD STREET  
JEANSVILLE (HAZLE TOWNSHIP), PA 18201

PROPERTY ID: 26-U8S1-007-004-000

TITLE TO SAID PREMISES IS VESTED IN JOHN BEVANS AND ELSIE BEVANS BY DEED FROM AGNES BELUSKO LOHENITZ, WIDOW AND PAULINE KASHI AND FRANCIS T. KASHI, HER HUSBAND DATED 09/08/1973 RECORDED 09/11/1973 IN BOOK NO. 1797 PAGE 176. JOHN BEVANS DIED ON 11/16/2009 AND ELSIE BEVANS DIED ON 03/14/2018.

PROPERTY ADDRESS: 254 MAIN ST, N/K/A 252 RAILORAD ST, JEANSVILLE (HAZLE TWP), PA 18201

UPI / TAX PARCEL NUMBER: 26-U8S1-007-004-000

Seized and taken into execution to be sold as the property of BEVANS, JOHN M. A/K/A JOHN BEVANS, AS ADMINISTRATOR OF THE ESTATE OF ELSIE BEVANS AND IN HIS CAPACITY AS HEIR OF JOHN BEVANS, JUDY CALDWELL A/K/A JUDITH A. BEVANS, IN HER CAPCITY AS HEIR OF JOHN BEVANS AND ELSIE BEVANS, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ELSIE BEVANS AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JOHN BEVANS in suit of THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK, AS SUCCESSOR TRUSTEE TO JPMORGAN CHASE BANK, N.A., SUCCESSOR BY MERGER TO CHASE BANK OF TEXAS, NATIONAL ASSOCIATION FOR SAXON ASSET SECURITIES TRUST 2000-1, MORTGAGE LOAN ASSET BACKED CERTIFICATES , SERIES 2000-1.

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**Attorney for the Plaintiff:**  
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLL  
MT. LAUREL, NJ 855-225-6906

(c) CountySuite Sheriff, Teleosoft, Inc.

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