

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 4321/2022

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, OCTOBER 06, 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 the following described real estate situate in the Borough of West Wyoming, County of Luzerne and Commonwealth of Pennsylvania; to wit:

THE FIRST THEREOF:

BEGINNING at a point sixty (60) feet West of the Intersection to the northerly side of Shoemaker Avenue and the westerly side of Fairview Street;THENCE along the northerly side of Shoemaker Avenue South 44 degrees 38 minutes West sixty-four (64) feet to a point in lands now or late of Leonard and Lucy Adamitz;THENCE along lands now or late of Leonard and Lucy Adamitz North 30 degrees 45 minutes West one hundred twenty-eight and ninety one-hundredths (128.90) feet to a point;THENCE North 59 degrees 15 minutes East sixty-four (64) feet to a point;THENCE along land now or formerly of John A. Hartman, et ux, South 30 degrees 45 minutes East one hundred ten (110) feet more or less to the place of beginning.TOGETHER WITH all the rights and privileges and SUBJECT TO all the conditions in the deeds forming the chain of title to said premises.BEING the same premises conveyed to the grantors herein by a Deed dated July 29, 1965 and recorded in the Office of the Recorder of Deeds in and for Luzerne County in Deed Book 1572 at Page 449.

SECOND THEREOF:

BEGINNING at the intersection of the northerly side of Shoemaker Street, and the westerly side of Fairview Street;THENCE along the Northerly side of Shoemaker Avenue, South 44 degrees 38 minutes West, sixty and two one-hundredths (60.02) feet to a point in lands sold to John A. Hartman and Dorothy J. Hartman;THENCE along lands of John A. Hartman and Dorothy J. Hartman North 30 degrees 45 minutes West, one hundred ten (110) feet more or less to a point;THENCE North 59 degrees 15 minutes East, fifty-six (56) feet to a point in the westerly side of Fairview Street;THENCE along the westerly side of Fairview Street, South 30 degrees 45 minutes East, ninety-seven and sixty one-hundredths (97.60) feet to the place of beginning.

EXCEPTING and reserving a right-of-way for drain pipe across the northerly portion of said lot, as the same now exists on the ground together with the right of ingress, egress and regress for the purpose of inspecting, repairing, renewing or removing the whole or any part thereof.

SUBJECT to the same exceptions, reservations and conditions as contained in prior deeds in the chain of title.BEING THE SAME PREMISES which Stephen D. Kluk and Helen L. Kluk, his wife, by Deed dated 09/10/1991 and recorded 09/10/1991 in the Office of the Recorder of Deeds in and for the County of Luzerne in Deed Book 2396, Page 1167, granted and conveyed unto Stephen D. Kluk.

AND THE SAID Stephen D. Kluk hereby departed this life on or about 09/30/2019 thereby vesting title unto DARLENE MARSHALL, IN HER CAPACITY AS CO-EXECUTOR AND DEVISEE OF THE ESTATE OF STEPHEN D. KLUK A/K/A STEPHEN DANIEL KLUK and STEPHEN S. KLUK, IN HIS CAPACITY AS CO-EXECUTOR AND DEVISEE OF THE ESTATE OF STEPHEN D. KLUK A/K/A STEPHEN DANIEL KLUK.

PROPERTY ADDRESS: 1041 SHOEMAKER AVE, WEST WYOMING, PA 18644

UPI / TAX PARCEL NUMBER: 66-E10SE1-013-021-000 & 66-E10SE1-013-020-000

Seized and taken into execution to be sold as the property of KLUK, STEPHEN S., IN HIS CAPACITY AS CO-EXECUTOR AND DEVISEE OF THE ESTATE OF STEPHEN D. KLUK A/K/A STEPHEN DANIEL KLUK AND DARLENE MARSHALL, IN HER CAPACITY AS CO-EXECUTOR AND DEVISEE OF THE ESTATE OF SEPEHN D. KLUK A/K/A STEPHEN DANIEL KLUK in suit of WELLS FARGO BANK, N.A..

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

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