

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 9454/2023

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, JUNE 14, 2024**  
**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.

---

By virtue of a Writ of Execution No. \_\_\_\_\_ issued out of the Court of Common Pleas of Luzerne County, directed to me, there will be exposed to public sale, by vendue or outcry to the highest and best bidders, for cash, in the Courthouse, in the City of Wilkes-Barre, Luzerne County, Pennsylvania, on June 14, 2024 at 10:30AM, in the forenoon of the said day, all the right, title and interest of the Defendant(s) in and to:

All the surface of all that certain piece or parcel of land situate in the Borough of Plymouth, Luzerne County, Pennsylvania, bounded and described as follows:

Beginning at a corner in the Northeasterly line of Turner Street dividing Lots Nos. 42 and 43;

Thence along said Northeasterly line of Turner Street, North 30° West 42.50 feet to a corner of a lane;

Thence along same, North 60° East 48 feet to a corner of land of Frank Roski;

Thence along same by the three following courses:

1. South 30° East 25.02 feet;
2. North 60° East 4.05 feet;
3. South 28° 15' East 17.49 feet to a corner in line dividing Lots Nos. 42 and 43 aforesaid.

Thence along same, South 60° West 51.52 feet to a corner, the place of beginning.

Containing 2,106 square feet of land, more or less.

Being the same property conveyed to Erica Stine, single who acquired title by virtue of a deed from Estate of Rose Mary Stine aka Rose M. Stine, deceased, by Christopher Stine, Executor, dated November 29, 2022, recorded December 13, 2022, at Instrument Number 202275498, and recorded in Book 3022, Page 301806, Office of the Recorder of Deeds, Luzerne County, Pennsylvania.

Premises improved with a single family dwelling more commonly known as 118 Turner Street, Plymouth, PA 18651

Under and Subject to and together with the same reservations, conditions, restrictions, covenants, exceptions and easements as appear in prior chain of title.

Together with all buildings and improvements thereon.

The Property Identification Number of the above-described parcel is 48H8SE4030001000.

Plate No. 48-6-111-D1-2

Notice is hereby given to all claimants and parties in interest that the Sheriff will within thirty (30) days thereafter file a distribution in his office, where the same will be available for inspection and the distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter.

Seized and taken into execution at the suit of Wells Fargo Bank, N.A. against Rose Stine, et al., and will be sold by:

Brian Szumski, Sheriff of Luzerne County

Katherine M. Wolf, Esquire  
Meredith H. Wooters, Esquire  
Kimberly J. Hong, Esquire  
Michael E. Carleton, Esquire  
Alyk L. Oflazian, Esquire  
Cristina L. Connor, Esquire  
Ed E. Qaqish, Esquire

Manley Deas Kochalski LLC  
P. O. Box 165028  
Columbus, OH 43216-5028  
614-220-5611

PROPERTY ADDRESS: 118 TURNER ST, PLYMOUTH, PA 18651

UPI / TAX PARCEL NUMBER: 48H8SE4030001000

Seized and taken into execution to be sold as the property of ERICA S STINE in suit of WELLS FARGO BANK, N.A..

Attorney for the Plaintiff:  
MANLEY DEAS KOCHALSKI LLC  
COLUMBUS, OH 614-220-5611

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