

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2153/2025

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 05, 2025
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.

Plaintiff: Wilmington Savings Fund Society, FSB, as Trustee of Wampus Mortgage Loan Trust Defendant: Brian Sanger a/k/a Brian J. Sanger

Attorney for Plaintiff: Orlans Law Group PLLC

200 Eagle Road, Bldg 2, Suite 120

Wayne, PA 19087

(484) 367-4191

Judgment Amount: \$213,021.73

DESCRIPTION

ALL THAT CERTAIN piece, parcel or tract of land situated in the Township of Kingston, County of Luzerne and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a corner on the Northeast side of Rice Avenue, said corner being one hundred ninety-four and seventy-five one hundredths (194.75) feet Northwesterly along Rice Avenue from the corner of Lot No. 39 on the hereinafter referred to plot and being seven hundred four and seventy-five one-hundredths (704.75) feet Northwesterly from the intersection of Rice Avenue and Orchard Street;

THENCE North 62 degrees 15 minutes East one hundred fifty (150) feet to a corner;

THENCE North 27 degrees 45 minutes West one hundred (100) feet to a corner,

THENCE South 62 degrees 15 minutes West one hundred fifty (150) feet to a corner on Rice Avenue;

THENCE along the Northeast side of Rice Avenue, South 27 degrees 45 minutes East one hundred (100) feet to the place of beginning.

BEING Lot No. 42 of Plot No. 2 of the Jacob B. Rice property as revised June 03, 1939, a map of which is recorded in Luzerne County in Deed Book 1205, page 596.

PIN 35-F8S5-005-009-000

NOTICE - THIS DOCUMENT DOES NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL AND IN THAT CONNECTION DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR STRUCTURE ON OR IN SUCH LAND. THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTHERWISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT. (This notice is set

Orlans #25-001118

forth in the manner provided in Section 1 of the Act of July 17, 1957, P.L., 984 as amended, and is not intended as notice of unrecorded instruments, if any).

TITLE TO SAID PREMISES VESTED IN Brian J. Sanger, by Deed from Joyce L. Hazeltine, dated March 29, 2018, recorded April 4, 2018, Instrument Number 201817313.

Tax Parcel No: 35-F8S5-005-009

Premises known as: 100 Rice Street, Trucksville, PA 18708

To Be Sold as the property of Brian J. Sanger a/k/a Brian J. Sanger

Docket No: 202502153

PROPERTY ADDRESS: 100 RICE ST, TRUCKSVILLE, PA 18708

UPI / TAX PARCEL NUMBER: 35-F8S5-005-009

Seized and taken into execution to be sold as the property of SANGER, BRIAN A/K/A BRIAN J SANGER in suit of WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF WAMPUS MORTGAGE LOAN TRUST.

Attorney for the Plaintiff:
ORLANS LAW GROUP PLLC
WAYNE, PA 484-367-4191

BRIAN M. SZUMSKI, Sheriff
LUZERNE COUNTY, Pennsylvania