

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 13470/2015

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:

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 Issued by: Wells Fargo Bank, NA

To: NO. 13470-2015

ALL THAT CERTAIN piece or parcel of land located in Sugarloaf Township, Luzerne County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point located in the center of the public road leading from Mountain Grove to Sybertsville, and being further described as North sixty three degrees, thirty minutes East (N. 63 degrees 30 minutes E.) for a distance of two hundred twenty six and forty nine one hundredths (226.49 feet) feet from the southwest corner of the parcel of land now or formerly of Norma I. Swank and Martin D. Swank, her husband, and Minnie Houseknecht;

THENCE (1) along the land now or formerly of Annie Dawson North fourteen degrees, thirty minutes West (N. 14 degrees 30 minutes W.) for a distance of two hundred fifteen (215 feet) feet to a point;

THENCE (2) along the land now or formerly of Norma I. Swank and Martin D. Swank, her husband, and Minnie Houseknecht North seventy eight degrees zero minutes East (N. 78 degrees 0 minutes E.) for a distance of one hundred (100 feet) feet to a point, (the northwest corner of the parcel of land now or formerly of Warren and Jean Hauze);

THENCE (3) continuing along the land now or formerly of Warren and Jean Hauze, South fourteen degrees, thirty minutes East (S. 14 degrees 30 minutes E.) for a distance of one hundred eighty (180 feet) feet to a point located in the center of the aforesaid public road;

THENCE (4) continuing along the center of the said public road South fifty eight degrees, twenty eight minutes West (S. 58 degrees 28 minutes W.) for a distance of one hundred four and fifty one one hundredths (104.51 feet) feet to the point or place of BEGINNING.

CONTAINING forty five hundredths (.45) acre of land.

IMPROVED with a one family dwelling.

TITLE TO SAID PREMISES VESTED IN, Donald J. Vanblargan, Jr. and Debra A. Vanblargan, his wife, by Deed from Angeline Lopo and Pasquale P. Raico, Dated 07/07/2008, Recorded 07/08/2008, in Book 3008, Page 156256.

PROPERTY BEING KNOWN AS 61 West County Road
Sugarloaf, PA 18249-3240

Being PIN number 58-R6S6 -001-08A-000 and plate number 58-138-1-D1-3

Improvement thereon consist of: RESIDENTIAL

Seized and taken in execution as the property of: Donald J. Vanblargan, Jr and Debra A. Vanblargan

PROPERTY ADDRESS: 61 W COUNTRY RD, SUGARLOAF, PA 18249

UPI / TAX PARCEL NUMBER: 58-R6S6-001-08A-000

Seized and taken into execution to be sold as the property of DONALD J. VANBLARGAN, JR AND DEBRA A. VANBLARGAN in suit of WELLS FARGO BANK, NA.

Attorney for the Plaintiff:
BROCK & SCOTT, PLLC
JENKINTOWN, PA 844-856-6646

BRIAN M. SZUMSKI, Sheriff
LUZERNE COUNTY, Pennsylvania