

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 11785/2017

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.

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By virtue of a Writ of Execution Issued by: Wells Fargo Bank, NA

To: NO. 2017-11785

All that certain lot or piece of ground situate in Rice Township, County of Luzerne, Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a corner dividing land now or formerly of Mary Ann Samuels and land now or late of Anthony Antonini and Blanche Antonini his wife, in the Easterly line of the Back Road running along lands of the William McDowell Tract;

THENCE along the easterly line of said road North six degrees two minutes East (N 6 degrees 02 minutes E) one hundred forty (140) feet to a corner in the southerly line of an unnamed road;

THENCE along same South eighty-five degrees forty-five minutes East (S 85 degrees 45 minutes E) one hundred fifty-two and eighty-seven one-hundredths (152.87) feet to a corner in the northwesterly right-of-way line of the Pennsylvania Power and Light Company;

THENCE along same South forty degrees fifty-three minutes West (S 40 degrees 53 minutes W) one hundred seventy-four and twenty-five one-hundredths (174.25) feet to a corner in line of land now or formerly of Mary Ann Samuels;

THENCE along same North eighty-five degrees forty-five minutes one-hundredths (53.20) feet to a corner, the place of beginning. West (N 85 degrees 45 minutes W) fifty-three and twenty one-hundredths (53.20) feet to a corner, the place of beginning.

CONTAINING thirty-three one-hundredths (0.33) of an acre of land, more or less. Known as 236 Burma Road

TITLE TO SAID PREMISES VESTED IN EUGENE J. URBAN, JR. AND STACEY LEYSHON, JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP, by Deed from WITOLD KLEMENTOWSKI AND WANDA A. KLEMENTOWSKI, HIS WIFE, Dated 12/16/2011, Recorded 12/29/2011, in Book 3011, Page 235984.

PROPERTY BEING KNOWN AS                      236 Burma Road  
Rice Township, PA 18707-2020

Being PIN number 53-L9 -00A-08C-000 and plate number 53-155-1-D2-3

Improvement thereon consist of: RESIDENTIAL

Seized and taken in execution as the property of: Eugene J. Urban, Jr and Stacey Leyshon a/k/a Stacey Urban

PROPERTY ADDRESS: 236 BURMA RD, RICE TWP, PA 18707

UPI / TAX PARCEL NUMBER: 53-L9-00A-08C-000

Seized and taken into execution to be sold as the property of EUGENE J URBAN, JR AND STACEY LEYSHON in suit of WELLS FARGO BANK, N.A..

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

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