

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 8967/2020

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, FEBRUARY 03, 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 that certain lot or piece of ground situate in Wilkes-Barre Township, County of Luzerne, Commonwealth of Pennsylvania.

BEGINNING on the easterly side of Chase Street one hundred ten feet southwesterly from the line between Metcalf and Dana tracts;

THENCE south forty-seven degrees forty-six minutes east one hundred twenty-five feet;

THENCE south forty-two degrees fourteen minutes west fifty feet;

THENCE north forty-seven degrees forty-six minutes west one hundred twenty-five feet to said Chase Street;

THENCE along the same north forty-two degrees fourteen minutes east fifty feet to the place of beginning.

BEING part of Lot No.31 as shown on plot made by Ira E. Hartwell.

PIN #I10SW1-6-5

Being the same premises conveyed to Joseph J. Bozek, by virtue of Deed from Thomas E. Lavenda, and Judith D. Lavenda dated October 5, 2003 and recorded in Luzerne County Record Book 3003 at Page 320306

Title to said premises is vested in JOSEPH J. BOZEK, AS SOLE OWNER

Property being known as: 142 S WALNUT ST WILKES BARRE, PA 18702

Being Luzerne county tax parcel number and pin number: 69-I10SW1-006-005-000

Improvements thereon consist of: RESIDENTIAL PROPERTY

PROPERTY ADDRESS: 142 SOUTH WALNUT ST, WILKES BARRE, PA 18702

UPI / TAX PARCEL NUMBER: 69-I10SW1-006-005-000

Seized and taken into execution to be sold as the property of DAWN BOZEK A/K/A DAWN M. BOZEK, IN HER CAPACITY AS HEIR OF JOSEPH J. BOZEK A/K/A JOSEPH JOHN BOZEK, DECEASED, JOSEPH BOZEK, JR., IN HIS CAPACITY AS HEIR OF JOSEPH J. BOZEK A/K/A JOSEPH JOHN BOZEK, DECEASED AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JOSEPH J. BOZEK A/K/A JOSEPH JOHN BOZEK, DECEASED in suit of U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET INVESTMENT LOAN TRUST MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-2.

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Attorney for the Plaintiff:  
ROBERTSON ANSCHUTZ SCHNEID CRANE & PARTNERS PLLC  
MT LAUREL, NJ 855-225-6906

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