

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2735/2022

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 07, 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.

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ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATE IN THE TOWNSHIP OF KINGSTON, COUNTY OF LUZERNE AND COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY SIDE LINE OF CLIFFSIDE AVENUE, SAID POINT BEING A COMMON CORNER TO LAND NOW OR FORMERLY KNOWN AS THE KITTLE LOT; THENCE ALONG SAID KITTLE LOT IN A NORTHEASTERLY DIRECTION ONE HUNDRED ONE (101) FEET, MORE OR LESS, TO A CORNER; THENCE ALONG A LINE SOUTH 28 DEGREES 40' EAST, ONE HUNDRED THIRTY-FIVE (135) FEET, MORE OR LESS, TO A CORNER; THENCE ALONG A LINE SOUTH 61 DEGREES 20' WEST, ONE HUNDRED (100) FEET TO THE EASTERLY SIDE LINE OF CLIFFSIDE AVENUE; THENCE ALONG CLIFFSIDE AVENUE, NORTH 28 DEGREES 40' WEST, ONE HUNDRED SEVENTEEN (117) FEET TO THE PLACE OF BEGINNING. SAID CLIFFSIDE AVENUE WAS FORMERLY KNOWN AS HOLLY ROAD.

Title to said premises is vested in Theodore A. Goetze and Briana Goetze, by the Deed from Jared A. Vedro and Julie Marie Vedro dated 4/24/2018 and recorded 5/2/2018 in Record Book 3018, Page 77148, Instrument No. 201822522.

Property being known as 238 Cliffside Avenue, Trucksville, Pennsylvania 18708

Being Luzerne County Tax Parcel Number and PIN Number 35-F9S5-002-05A-000 .

Improvements thereon consist of: Residential property.

PROPERTY ADDRESS: 238 CLIFFSIDE AVE, TRUCKSVILLE, PA 18708

UPI / TAX PARCEL NUMBER: 35-F9S5-002-05A-000

Seized and taken into execution to be sold as the property of BRIANA GOETZE AND THEODORE A GOETZE in suit of WELLS FARGO BANK, N.A..

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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