

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 8317/2022

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:

THURSDAY, JUNE 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.

By virtue of a Writ of Execution No.8317/2022 issued out of the Court of Common Pleas of Luzerne County, directed to me, there will be exposed to public sale, by vendue or outcry to the highest and best bidders, for cash, in the Courthouse, in the City of Wilkes-Barre, Luzerne County, Pennsylvania, on June 2, 2023 at 10:30AM, in the forenoon of the said day, all the right, title and interest of the Defendant(s) in and to:

All that certain lot, piece or parcel of land situate in the Borough of Forty Fort, County of Luzerne and State of Pennsylvania, bounded and described as follows:

Beginning at a point on the northeasterly side of Owen Street distant two hundred thirty-six and fifty one-hundredths (236.50) feet in a southeasterly direction from the intersection of the southeasterly side of Murray Street with the northeasterly side of Owen Street; thence along Owen Street, South 29 degrees 13 minutes East, thirteen and fifty one-hundredths (13.50) feet to a point; thence North 60 degrees 47 minutes East, one hundred fifty (150.00) feet to a point; thence North 29 degrees 13 minutes West, fifty (50.00) feet along a line parallel to Owen Street to a point; thence South 60 degrees 47 minutes West, sixty-five (65.00) feet to a point in line of lands of the grantors; thence South 29 degrees 13 minutes East, thirty-six and fifty one-hundredths (36.50) feet along the line of land of the grantees to a point; thence South 60 degrees 47 minutes West, eighty-five (85) feet along the line of land of the grantees to a point on Owen Street the place of beginning. Containing 4397.50 square feet more or less and being part of Lot No. 89 on the Chase and Loveland Allotment of lots in Forty Fort and Swoyersville Boroughs.

Part of the above-described premises is subject to driveway rights and privileges, being more particularly described as follows: 13.50 feet on Owen Street and in the rear, and 85.00 feet in depth.

Being the same property conveyed to Carl J. Sarti and Rebecca A. Sarti, his wife who acquired title, as tenants by the entirety, by virtue of a deed from Walter S. Davies and Marjorie E. Davies, his wife, dated July 27, 2000, recorded July 27, 2000, at Instrument Number 5334252, and recorded in Book 2728, Page 902, Office of the Recorder of Deeds, Luzerne County, Pennsylvania.

Premises improved with a single family dwelling more commonly known as Rear 29 Owen Street, Forty Fort, PA 18704

Under and Subject to and together with the same reservations, conditions, restrictions, covenants, exceptions and easements as appear in prior chain of title.

Together with all buildings and improvements thereon.

The Property Identification Number of the above-described parcel is 21-F10SW2-002-012-000.

Plate No. 21-3-204-1-D2-2

Notice is hereby given to all claimants and parties in interest that the Sheriff will within thirty (30) days thereafter file a distribution in his office, where the same will be available for inspection and the distribution will be made in

accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter.

Seized and taken into execution at the suit of Wells Fargo Bank, N.A. against Rebecca A. Sarti, AKA Rebecca Sarti, et al., and will be sold by:

Brian Szumski, Sheriff of Luzerne County

Katherine M. Wolf, Esquire
Kimberly J. Hong, Esquire
Michael E. Carleton, Esquire
Meredith H. Wooters, Esquire
Matthew P. Curry, Esquire
Alyk L. Oflazian, Esquire
Cristina L. Connor, Esquire

Manley Deas Kochalski LLC
P. O. Box 165028
Columbus, OH 43216-5028
614-220-5611

PROPERTY ADDRESS: REAR 29 OWEN ST, FORTY FORT, PA 18704

UPI / TAX PARCEL NUMBER: 21-F10SW2-002-012-000

Seized and taken into execution to be sold as the property of SARTI, REBECCA A AKA REBECCA SARTI AND SARTI, CARL J AKA CARL SARTI in suit of WELLS FARGO BANK, N.A..

Attorney for the Plaintiff:
MANLEY DEAS KOCHALSKI LLC
COLUMBUS, OH 614-220-5611

BRIAN M. SZUMSKI, Sheriff
LUZERNE COUNTY, Pennsylvania