

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2855C/2023

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, APRIL 04, 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 lot, piece or parcel of land in the City of Wilkes-Barre, County of Luzerne, and Commonwealth of Pennsylvania, bound and described as follows, to wit;  
BEGINNING at a point on southerly side of Welles Street, corner of Lot No. 20, and being seventy-six (76) feet west from the line now or formerly of Morgan's Lot;  
THENCE southeasterly along line of Lot No. 20 and parallel with South Street, one hundred (100) feet to a corner;  
THENCE southwesterly and parallel with Welles Street, forty (40) feet to a corner of Lot No. 22, sold to Mary Loch;  
THENCE northwesterly along Lot No. 22 and parallel with South Street, one hundred (100) feet to Welles Street;  
THENCE northeasterly along Welles Street, forty (40) feet to the place of the beginning.  
CONTAINING about four thousand (4,000) square feet of land.

Title to said premises is vested in: Marx Brothers Properties, LLC  
Property being known as: 264 South Welles Street, Wilkes-Barre, PA 18702  
Being Luzerne County tax parcel number/pin number: 73-I9NE2-004-28-000  
Improvements thereon consist of: Residential Dwelling  
Seized and taken in execution as the property of: Marx Brothers Properties, LLC  
PROPERTY ADDRESS: 264 SOUTH WELLES ST, WILKES BARRE, PA 18702  
UPI / TAX PARCEL NUMBER: 73-I9NE2-004-28-000

Seized and taken into execution to be sold as the property of MARX BROTHERS PROPERTIES, LLC in suit of UNIVEST BANK AND TRUST CO.

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Attorney for the Plaintiff:  
KLEHR HARRISON HARVEY BRANZBURG LLP  
PHILADELPHIA, PA 215-569-2700

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