

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 1346/2023

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:

**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 No. 202301346 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 October 6, 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, lying and being in the Township of Jackson, County of Luzerne and commonwealth of Pennsylvania bounded and described as follows, to wit:

Beginning at a corner dividing Lots nos. 1 and 2 in Block no. 1, in the Northwesterly line of Oldfield Road, as shown on a map hereinafter mentioned;

Thence along said dividing line, North 30 degrees West, Two Hundred Fifty (250) feet to a corner;

Thence North 60 degrees east, Three Hundred Fifty (350) feet to a corner;

Thence along line dividing Lots nos. 2 and 3 in Block no. 1, South 30 degrees East, two hundred sixty eight (268) feet to a corner in the Northwesterly line of Oldfield Road aforesaid;

Thence along same, along a curve to the left having a radius of one hundred twenty five (125) feet, an arc length of sixty eight and four one-hundredths (68.04) feet and a chord course of South 75 degrees 35 minutes West, sixty seven and fifteen one hundredths (67.15) feet to a corner;

Thence continuing along same, South 60 degrees West, two hundred eighty five and twenty nine one-hundredths (285.29) feet to a corner, the place of beginning.

Containing 2.02 acres of land, more or less.

Being all of Lot No. 2 in Block 1, shown on a plot of lots designated as Bulford Farm, dated March 15, 1975, recorded in Luzerne County Map Book 32, Pages 26A-26C, a revision of which is dated October 25, 1977, and recorded in Deed Book 1947, page 232.

Subject to all easements, conditions, reservations, exceptions, restrictions and appurtenances as are contained in the prior chain of title.

Being the same property conveyed to John R. Nesler and Catherine L. Nesler, no marital status shown who acquired title by virtue of a deed from Dean J. Copely and Sandra S. Copely, his wife, dated September 25, 2004, recorded October 19, 2004, at Instrument Number 5603703, and recorded in Book 3004, Page 260621, Office of the Recorder of Deeds, Luzerne County, Pennsylvania.

Premises improved with a single family dwelling more commonly known as 25 Oldfield Road, Jackson, PA 18708

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 31F8S10 002002000.

Plate No. 31-6-D1-1-D20-3

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, NA S/B/M Wachovia Bank, National Association against John R. Nesler, 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: 25 OLDFIELD RD, SHAVERTOWN, PA 18708

UPI / TAX PARCEL NUMBER: 31F8S10 002002000

Seized and taken into execution to be sold as the property of JOHN R NESLER AND CATHERINE L NESLER in suit of WELLS FARGO BANK, N.A. S/B/M WACHOVIA BANK, NATIONAL ASSOCIATION.

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

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