

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 8912/2022

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 09, 2024
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.

ALL THE SURFACE and right of soil of and to the following described lot, piece or parcel of land, SITUATE in the Borough of Wyoming, County of Luzerne and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the Southeast side of Wyoming Avenue, being the Southerly corner of Wyoming Avenue and Monument (now called Pettebone) Street on the Monument Plot of Robert T. Pettebone and the Pettebone Estate; thence along said Monument (now called Pettebone) Street, South 38 degrees 52 minutes East 125.7 feet to the line parallel with but distant 50.00 feet (erroneously stated as 70.00 feet in prior deed) from the line of Lot No. 188; thence along said line parallel with the line of Lot No. 188, South 51 degrees 08 minutes West 61.4 feet to a point; thence North 38 degrees 52 minutes West 125.5 feet to Wyoming Avenue; and thence along Wyoming Avenue, North 49 degrees 29 minutes East 61.4 feet to the place of beginning

TITLE TO SAID PREMISES VESTED IN Harry Yaletsko, now deceased deeded by Sam E. Pennartz, by his agent, Adelle R. Zavada, Power of Attorney recorded in Luzerne County Record Book 3016 Page 176211 and Adelle R. Zavada, as tenants in common Dated: September 12, 2003 Recorded: September 17, 2003 Bk/Pg #: 3003/278943.

PROPERTY BEING KNOWN AS: 650 Wyoming Avenue
Wyoming, PA 18644

Being PIN #: F10NE1 B4 L3

Improvements thereon consist of RESIDENTIAL

PROPERTY ADDRESS: 650 WYOMING AVE, WYOMING, PA 18644

UPI / TAX PARCEL NUMBER: F10NE1 B4 L3

Seized and taken into execution to be sold as the property of YALETSKO, ANDREW SOLELY IN HIS CAPACITY AS HEIR OF HARRY YALETSKO, DECEASED, BRYAN YALETSKO SOLELY IN HIS CAPACITY AS HEIR OF HARRY YALETSKO DECEASED, DAVID YALETSKO SOLELY IN HIS CAPACITY AS HEIR TO HARRY YALTESKO DECEASED, JASON YALTSKO SOLELY IN HIS CAPACITY AS HEIR TO HARRY YALETSKO DECEASED, JOSHUA YALETSKO SOLELY IN HIS CAPACITY AS HEIR OF HARRY YALTESKO DECEASED, SUSAN YALETSKO SOLELY IN HER CAPACITY AS HEIR OF HARRY YALETSKO DECEASED AND THE UNKNOWN HEIRS OF HARRY YALETSKO DECEASED in suit of PENNYMAC LOAN SERVICES, LLC.

Attorney for the Plaintiff:
KML LAW GROUP
PHILADELPHIA, PA 215-627-1322

BRIAN M. SZUMSKI, Sheriff
LUZERNE COUNTY, Pennsylvania