

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 11785/2017

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, JUNE 14, 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 that certain lot or piece of ground situate in Rice Township, County of Luzerne, Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a corner dividing land now or formerly of Mary Ann Samuels and land now or late of Anthony Antonini and Blanche Antonini his wife, in the Easterly line of the Back Road running along lands of the William McDowell Tract;

THENCE along the easterly line of said road North six degrees two minutes East (N 6° 02' E) one hundred forty (140) feet to a corner in the southerly line of an unnamed road;

THENCE along same South eighty-five degrees forty-five minutes East (S 85° 45' E) one hundred fifty-two and eighty-seven one-hundredths (152.87) feet to a corner in the northwesterly right-of-way line of the Pennsylvania Power and Light Company;

THENCE along same South forty degrees fifty-three minutes West (S 40° 53' W) one hundred seventy-four and twenty-five one-hundredths (174.25) feet to a corner in line of land now or formerly of Mary Ann Samuels;

THENCE along same North eighty-five degrees forty-five minutes one-hundredths (53.20) feet to a corner, the place of beginning. West (N 85° 45' W) fifty-three and twenty one-hundredths (53.20) feet to a corner, the place of beginning.

CONTAINING thirty-three one-hundredths (0.33) of an acre of land, more or less. Known as 236 Burma Road.

BEING the same premises which Witold Klementowski and Wanda A. Klementowski, his wife, by Deed dated 12/16/2011 and recorded 12/29/2011 in the Office of the Recorder of Deeds in and for the County of Luzerne, in Deed Book 3011 and Page 235984, granted and conveyed unto Eugene J. Urban Jr. and Stacey Leyshon a/k/a Stacey Urban.

Tax Parcel: 53-L9-00A-08C-000; Plate No. 53-155-1-D2-3

Premises Being: 236 BURMA ROAD, Rice Township, PA 18707

PROPERTY ADDRESS: 236 BURMA RD, RICE TWP, PA 18707

UPI / TAX PARCEL NUMBER: 53-L9-00A-08C-000

Seized and taken into execution to be sold as the property of EUGENE J URBAN, JR AND LEYSHON, STACEY AKA STACEY URBAN in suit of WELLS FARGO BANK, N.A..

Attorney for the Plaintiff:
BROCK & SCOTT PLLC
KING OF PRUSSIA, PA 844-856-6646

BRIAN M. SZUMSKI, Sheriff
LUZERNE COUNTY, Pennsylvania