

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2731/2020

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 of land situate in the Borough of Sugar Notch, Luzerne County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING on the North side of Main Street at the southwest corner of Lot No. 14;

THENCE northerly along the west line of said Lot one hundred fifty (150) feet to an alley Forty (40) feet to the northeast corner of Lot No. 16;

THENCE southerly along the east line of said Lot one hundred fifty (150) feet to the north side of Main Street;

THENCE easterly along said Street forty (40) feet to the place of beginning;

BEING Lot No. 15 in Block No. 2 on plot of lots laid out in said Borough by the Lehigh and Wilkes-Barre Coal Company.

SUBJECT to exceptions and reservations as in a prior chain of title.

BEING the same premises conveyed unto Donald L. Gurkowski and Catherine G. Gurkowski, his wife by Deed of George A. Strish and Anna M. Strish, his wife dated July 22, 1993 and recorded in Luzerne County Deed Book 2105 at page 399. The said Donald L. Gustowski died a resident of Luzerne County of July 31, 1993 the said title being the Grantor herein as surviving by the entireties.

Title to said premises is vested in MARY LOU LENNOX; SCOTT JONES, JOINT TENNANTS WITH RIGHT OF SURVIVORSHIP

Improvements thereon consist of: RESIDENTIAL PROPERTY

PROPERTY ADDRESS: 735 MAIN ST, SUGAR NOTCH, PA 18706

UPI / TAX PARCEL NUMBER: 60-J8SE2 -002-018-000

Seized and taken into execution to be sold as the property of MARY LOU LENNOX AND SCOTT JONES in suit of WELLS FARGO BANK, NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO WELLS FARGO BANK MINNESOTA, NATIONAL ASSOCIATION, AS TRUSTEE F/K/A NORWEST BANK MINNESOTA, NATIONAL ASSOCIATION, AS TRUSTEE FOR DELTA FUNDING HOME EQUITY LOAN TRUST 1999-2.

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Attorney for the Plaintiff:  
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC  
MT. LAUREL, NJ 855-225-6906

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