

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 11944/2023

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, 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 piece or parcel of land situate in Wilkes-Barre, County of Luzerne, and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the Southerly side of Lawrence Street in the dividing line of Lots Nos. 592 and 593 on plot of lots hereinafter mentioned;

THENCE along the line of Lawrence Street in a Westerly direction, thirty (30) feet to the dividing line of Lots Nos. 591 and 592;

THENCE along the dividing line of said Lots Nos. 591 and 592 in a Southerly direction, one hundred and fourteen (114) feet to a corner common to Lots Nos. 591, 592, 540 and 541;

THENCE along the rear dividing line of Lots Nos. 540 and 592, in an Easterly direction, thirty (30) feet to a corner common to Lots Nos. 592, 593, 539 and 540;

THENCE along the dividing line of Lots Nos. 592 and 593, in a Northerly direction, one hundred fourteen (114) feet to the place of beginning.

BEING all of Lot No.592, on plot of lots of Firwood Land Company, recorded in the Office of the Recorder of Deeds in and for Luzerne County in Map Book 1, Page 555.

PROPERTY ADDRESS:

152 LAWRENCE ST

WILKES BARRE, PA 18702

PARCEL NUMBERS: 73-H9SW4-015-009-000

Title to said premises is vested in MELANIE K. ZOEPKE AND WILLIAM S. ZOEPKE, HUSBAND AND WIFE

Property being known as: 152 LAWRENCE ST WILKES BARRE, PA 18702

Being Luzerne county tax parcel number and pin number: 73-H9SW4-015-009-000

Improvements thereon consist of: RESIDENTIAL PROPERTY

PROPERTY ADDRESS: 152 LAWRENCE ST, WILKES BARRE, PA 18702

UPI / TAX PARCEL NUMBER: 73-H9SW4-015-009-000

Seized and taken into execution to be sold as the property of MELANIE K ZOEPKE AND WILLIAM S ZOEPKE in suit of SPECIALIZED LOAN SERVICING LLC.

Attorney for the Plaintiff:

ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC  
MT. LAUREL, NJ 855-225-6906

**EUGENE A. GURNARI, Interim Sheriff**  
LUZERNE COUNTY, Pennsylvania