

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 10166/2023

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.

By virtue of a Writ of Execution issued by plaintiff: Wells Fargo Bank, N.A.

To Case No. 2023-10166

All the surface or right of soil in and to all that certain lot, piece or parcel of land situate in the Borough of West Pittston, County of Luzerne and State of Pennsylvania, bounded and described as follows, to wit:

Beginning at a point lying 116 feet in a Southwesterly direction from the intersection of the Southerly line of Luzerne Avenue with the Easterly line of Franklin Street, this point being in the Easterly line of Franklin Street;

Thence parallel with Luzerne Avenue South 33 degrees 30 minutes East, a distance of 65 feet to a corner;

Thence parallel to Franklin Street, North 56 degrees, 30 minutes East, a distance of fifty-three (53) feet to a corner;

Thence North 33 degrees 30 minutes West, a distance of sixty-five (65) feet to the line of Franklin Street;

Thence along Franklin Street, South 56 degrees 30 minutes West, a distance of fifty-three (53) feet to the point of beginning.

Title to said premises is vested in Edward G. Zalepa, by the Deed from Luke R. Loyack and Lois Ellsworth dated 2/20/2015 and recorded 2/24/2015 in Record Book 3015, Page 33195, Instrument 201442774..

Property being known as 305 Franklin Street , West Pittston, Pennsylvania 18643

Being Luzerne County Tax Parcel Number and PIN Number 65-E11NE1-015-051-000.

Improvements thereon consist of: Residential property.

Seized and taken in execution as the property of: Edward G. Zalepa a/k/a Edward G. Zalepa III

PROPERTY ADDRESS: 305 FRANKLIN ST, WEST PITTSTON, PA 18643

UPI / TAX PARCEL NUMBER: 65-E11NE1-015-051-000

Seized and taken into execution to be sold as the property of ZALEPA, EDWARD A/K/A EDWARD G ZALEPA III in suit of WELLS FARGO BANK, N.A..

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

BRIAN M. SZUMSKI, Sheriff
LUZERNE COUNTY, Pennsylvania