

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 1055/2024

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:

01055-2024

All that certain lot or piece of ground situate in Swoyersville Borough, County of Luzerne, Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the southeast side of Simpson Avenue on line between Lots 4 and 5;

THENCE along said line, South 39 degrees 53 minutes East, one hundred sixty seven and sixty one one-hundredths (167.61) feet to a corner on line of Lot No. 9;

THENCE South 46 degrees 15 minutes West, about twenty nine and fifty nine one hundredths (29.59) feet to a corner;

THENCE on a curved line to the right along lands reserved for a railway right of way about twelve and one tenth (12.1) feet to a corner on line between Lots Nos. 5 and 6;

THENCE along said line, North 39 degrees 53 minutes West, one hundred sixty six and six tenths (166.6) feet to a corner on Simpson Avenue;

THENCE along the line of Simpson Avenue, North 50 degrees 07 minutes East forty (40) feet to the place of beginning.

BEING all of Lot NO. 5 in Block F. on plot of lots of Simpson and Watkins, as recorded in Map Book 1, page 70.

BEING the same premises which Carla Brutko, by Deed dated 10/3/1988 and recorded 10/4/1988 in the Office of the Recorder of Deeds in and for the County of Luzerne, in Deed Book 2285 and Page 616, granted and conveyed unto Frederick E. Brutko and Carla Brutko, his wife, in fee.

Title to said premises is vested in Carla Brutko

Property being known as: 137 Simpson Street, Swoyersville, PA 18704-2900

Being Luzerne County Tax Parcel Number and Pin Number: 59-F10SW4-006-005-000

Improvements thereon consist of: Residential Dwelling

Seized and taken in execution as the Property of:

SIERRA LOISELLE, IN HER CAPACITY AS ADMINISTRATRIX AND HEIR OF THE ESTATE OF CARLA BRUTKO
A/K/A CARLOTTA BRUTKO A/K/A CARLOTTA BIANCHINI

PROPERTY ADDRESS: 137 SIMPSON ST, SWOYERSVILLE, PA 18704

UPI / TAX PARCEL NUMBER: 59-F10SW4-006-005-000

Seized and taken into execution to be sold as the property of LOISELLE, SIERRA, IN HER CAPACITY AS
ADMINISTRATRIX AND HEIR OF THE ESTATE OF CARLA BRUTKO A/K/A CARLOTTA BRUTKO A/K/A CARLOTTA
BIANCHINI 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