

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 9992/2023

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, FEBRUARY 07, 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.

ALL THAT CERTAIN piece or parcel of land situate in Forty Fort, Luzerne County, Pennsylvania, bounded and described as follows to wit:

ALL that surface and right of soil only of and to the following lot, piece or parcel of land, situate, lying and being in the Borough of Forty Fort, County of Luzerne, Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a corner in the southeasterly side line of Murray Street, said corner being North forty-seven (47) degrees thirty (30) minutes East, one hundred twenty-two and thirty-five one hundredths (122.35) feet from the intersection of the northeasterly side of Slocum Street (formerly Washington Avenue) and the southeasterly side of Murray Street, also said corner being within lot #33, said lot shown on Map of "Page Park" recorded in the Recorder of Deeds Office, in and for Luzerne County in Deed #181 page 19;

THENCE through the remaining portion of Lot #33 and through Lot #34, South twenty-nine (29) degrees one (01) minute East, sixty-six and sixty-one one hundredths (66.61) feet to a corner in line of Lot #35;

THENCE along line dividing Lot Nos. 34 and 35, north sixty (60) degrees fifty-nine (59) minutes East, forty three and seventy-six one hundredths (43.76) feet to a corner;

THENCE through Lot No. 34 and a portion of Lot No. 33, north twenty-nine (29) degrees one (01) minute West, seventy-seven and ten one-hundredths (77.10) feet to a corner in the Southeasterly line of Murray Street aforesaid;

THENCE along same South forty-seven (47) degrees thirty (30) minutes West, forty-five (45) feet to a corner, the place of beginning.

CONTAINING three thousand one hundred forty-five (3,145) of surface feet of surface land, be the same more or less.

BEING Parcel No. 1 on a map as prepared by Frank A. Shevock, registered engineer, dated February 15, 1958. Property Identification Number: G9NE2 B006 L002

Title to said premises is vested in Jeffrey A. Spangenberg and Holly A. Spangenberg, by the Deed from Albert J. McCloskey, Jr. dated 6/22/2006 and recorded 6/30/2006 in Book 3006, Page 172216, Instrument No. 5709643.

PROPERTY ADDRESS: 1051 MURRAY ST, FORTY FORT, PA 18704

UPI / TAX PARCEL NUMBER: 21-G9-NE2-B006-L002

Seized and taken into execution to be sold as the property of HOLLY A SPANGENBERG, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PARTIES, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JEFFREY SPANGENBERG, DECEASED, JEFFREY SPANGENBERG, JR., SOLELY IN CAPACITY AS HEIR OF JEFFREY SPANGENBERG, DECEASED AND ALLYSON SPANGENBERG, SOLELY IN CAPACITY AS HEIR OF JEFFREY SPANGENBERG, DECEASED 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