

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2297/2024

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:

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.

All that certain real property situated in the County of Luzerne, State of PA, described as follows:

THE FOLLOWING DESCRIBED REAL PROPERTY IN THE CITY OF HAZLETON, COUNTY OF LUZERNE, STATE OF PA, DESCRIBED AS: ALL THAT CERTAIN PIECE, PARCEL, TRACT OR LOT OF LAND SITUATE IN THE TOWNSHIP OF BLACK CREEK, COUNTY OF LUZERNE AND COMMONWEALTH OF PENNSYLVANIA, BEING LOT #37 ON PLAT A OF VALLEY OF LAKES DEVELOPMENT, AS RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR LUZERNE COUNTY AT MAP BOOK 30 AT PAGE 57.

DIMENSIONS OF SAID LOT:- BY A CURVE TO THE RIGHT HAVING A RADIUS OF EIGHTY-FIVE (85) FEET AN ARC OF THIRTY-TWO AND FORTY-EIGHT HUNDREDTHS (32.48) FEET BY SIXTY AND SIXTY-SEVEN HUNDREDTHS (60.67) FEET BY ONE HUNDRED SEVENTY (170) FEET BY EIGHTY-ONE AND TWO HUNDREDTHS (81.02) FEET BY ONE HUNDRED SIXTY-FIVE AND FORTY-EIGHT HUNDREDTHS (165.48) FEET.

Assessor Parcel Number(s): 03-U5S1-010-014

PROPERTY COMMONLY KNOWN AS 32 ARAPAHOE CIRCLE, HAZLETON, PA 18202

BEING the same premises which Adam Germak, by Deed dated 1/22/2022 and recorded 2/7/2022 in the Office of the Recorder of Deeds in and for the County of Luzerne, in Deed Instrument Number 202208965, granted and conveyed unto Virginia L. Germak, in fee.

Tax Parcel: 03-U5S1-010-014-000

Premises Being: 32 Araphaoe Cir, Hazleton, PA 18202

PROPERTY ADDRESS: 32 ARAPHAOE CIR, HAZLETON, PA 18202

UPI / TAX PARCEL NUMBER: 03-U5S1-010-014

Seized and taken into execution to be sold as the property of GERMAK, VIRGINIA L. A/K/A VIRGINIA GERMAK, DANIEL SWORTZ AND JANET SWORTZ 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