

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 6794/2024

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.

By virtue of a Writ of Execution No. _____ issued out of the Court of Common Pleas of Luzerne County, directed to me, there will be exposed to public sale, by vendue or outcry to the highest and best bidders, for cash, in the Courthouse, in the City of Wilkes-Barre, Luzerne County, Pennsylvania, on April 4, 2025 at 10:30AM, in the forenoon of the said day, all the right, title and interest of the Defendant(s) in and to:

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

Beginning at a point thirty-eight and thirty-eight one hundredths (38.38) feet from the northeast intersection of Pine and Vine Streets at a course of North 30 degrees 30' East to a point;

Thence South 36 degrees 38' East, forty-eight and ninety-nine one hundredths (48.99) feet to a point;

Thence North 30 degrees 30' West, twenty-five (25) feet, more or less, to a point;

Thence North 37 degrees West, forty-eight and seventy one one-hundredths (48.71) feet, more or less, to a point;

Thence South 30 degrees 30' East, twenty-five (25) feet, more or less, to the place of beginning.

Being the same property conveyed to Sean D. Lewandowski and Angel Lewandowski who acquired title, with rights of survivorship, by virtue of a deed from Judson J. Spencer and Brandy Lee Spencer, his wife, dated January 4, 2022, recorded January 11, 2022, as Instrument Number 202201996, and recorded in Book 3022, Page 8952, Office of the Recorder of Deeds, Luzerne County, Pennsylvania.

Premises improved with a single family dwelling more commonly known as 62 Vine Street, Pittston, PA 18640

Under and Subject to and together with the same reservations, conditions, restrictions, covenants, exceptions and easements as appear in prior chain of title.

Together with all buildings and improvements thereon.

The Property Identification Number of the above-described parcel is 72-E 11SE2-026-17A-000.

Plate No. 72-8-73-D1-6

Notice is hereby given to all claimants and parties in interest that the Sheriff will within thirty (30) days thereafter file a distribution in his office, where the same will be available for inspection and the distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter.

Seized and taken into execution at the suit of Guild Mortgage Company LLC against Sean D. Lewandowski, et al.,

and will be sold by:

Brian Szumski, Sheriff of Luzerne County

Katherine M. Wolf, Esquire
Meredith H. Wooters, Esquire
Kimberly J. Hong, Esquire
Michael E. Carleton, Esquire
Cristina L. Connor, Esquire
Ed E. Qaqish, Esquire

MDK Legal
P. O. Box 165028
Columbus, OH 43216-5028
614-220-5611

PROPERTY ADDRESS: 62 VINE ST, PITTSTON, PA 18640

UPI / TAX PARCEL NUMBER: 72-E11SE2-026-17A-000

Seized and taken into execution to be sold as the property of SEAN D LEWANDOWSKI AND ANGEL LEWANDOWSKI
in suit of GUILD MORTGAGE COMPANY LLC.

Attorney for the Plaintiff:
MANLEY DEAS KOCHALSKI LLC
COLUMBUS, OH 614-220-5611

BRIAN M. SZUMSKI, Sheriff
LUZERNE COUNTY, Pennsylvania