

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2758/2022

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:

THURSDAY, JUNE 05, 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 writ of execution issued by plaintiff: Wilmington Savings Fund Society, FSB, not in its individual capacity but solely in its capacity as Owner Trustee for Ocwen Loan Acquisition Trust 2023-HB1) vs. Elliot M. Markowitz and Aletha F. Markowitz

To case number 202202758

ALL that certain lot, piece or parcel of land being situated in the City of Wilkes-Barre, County of Luzerne and Commonwealth of Pennsylvania bounded arid described as follows to wit:

BEGINNING at an Iron pin corner in the Northeasterly line of Gilligan Street said corner being a common corner of Lots Nos. 1 and 2 on Plot of Lots known as the Gavlick Subdivision hereinafter referred to and about to be recorded;

THENCE along the Northeasterly line of Gilligan Street North 49° 00' West ninety five and seventy one hundredths (95.70) feet to a drill hole, said corner being a Southeasterly corner of land now or formerly of Dale Klapat;

THENCE along the land now or formerly of Dale Klapat the following two (2) courses and distances: (1) North 28° 35' 42" East fifty seven and ninety one hundredths (57.90) feet to an iron pin corner; (2) South 49° 00' East one hundred eight and fourteen one hundredths (108.14) feet to a point, being a common corner of Lots Nos. 1 and 2;

THENCE along the division line between Lots Nos. 1- and 2 South 41° 00' West fifty six and fifty four one hundredths (56.54) feet to the place of beginning.

BEING Lot No 2 on Map filed March 12, 1993 in. Luzerne County Man Book 72 page 8. Being known as the Robert J. Gavlick Subdivision.

CONTAINING 5,762.66 square feet of Land, being the same, more or less.

PARCEL # 73I9SE1 00620A000

FOR INFORMATIONAL PURPOSES ONLY: Being known as 260 Gilligan Street, Wilkes Barre, PA 18702

BEING THE SAME PREMISES which John J. Rakos and Rosemary B. Rakos POA for Mark Rakos and Patrick Quier, by Deed dated March 25, 2009 and recorded April 16, 2009 in the Office of the Recorder of Deeds in and for the County of Luzerne, Pennsylvania in Book 3009, Page 70545, Instrument No. 5864980 granted and conveyed unto Elliott M. Markowitz and Aletha F. Markowitz, his wife, in fee.

Title to said premises is vested in John J. Rakos and Rosemary B. Rakos POA for Mark Rakos and Patrick Quier by Deed dated March 25, 2009 and recorded in the Luzerne County Recorder of Deeds Office on April 16, 2009 in Book 3009, Page 70545, Instrument # 5864980.

Property being known as: 260 Gilligan Street, Wilkes Barre, PA 18702

Being Luzerne County tax parcel number and pin number: 73I9SE1 00620A000

Improvements thereon consist of: Residential Dwelling

Seized and taken in execution as the property of: Wilmington Savings Fund Society, FSB, not in its individual capacity but solely in its capacity as Owner Trustee for Ocwen Loan Acquisition Trust 2023-HB1) against Elliot M. Markowitz and Aletha F. Markowitz and will be sold by

Sheriff of Luzerne County
Samantha Gable, Esquire
Attorney for Plaintiff

PROPERTY ADDRESS: 260 GILLIGAN ST, WILKES BARRE, PA 18702

UPI / TAX PARCEL NUMBER: 73I9SE1 00620A000

Seized and taken into execution to be sold as the property of ELLIOT M MARKOWITZ AND ALETHA F MARKO in suit of WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY IN ITS CAPACITY AS OWNER TRUSTEE FOR OEWEEN LOAN ACQUISITION TRUST 2023-HB1.

Attorney for the Plaintiff:
LOGS LEGAL GROUP LLC
WAYNE, PA 610-278-6800

BRIAN M. SZUMSKI, Sheriff
LUZERNE COUNTY, Pennsylvania