

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 11034/2024

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, AUGUST 01, 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 issued by plaintiff:

2024-11034

ALL THAT CERTAIN piece, parcel or tract of land in the Township of Huntington, County of Luzerne and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin set for a corner on the northerly right-of-way line of State Route 0239;

THENCE along the northerly right-of-way of State Route 0239, South 89 degrees 40 minutes 25 seconds west three hundred four and ninety-eight one-hundredths (304.98) feet to an iron pin set for a corner;

THENCE along lands now or late of Albin and Lorretta Gonseski, North 67 degrees 17 minutes 7 seconds East forty five and fifty-eight one hundredths (45.58) feet to an iron pin set for a corner;

THENCE along lands of the same, North 72 degrees 8 minutes 35 seconds East one hundred ninety-seven and seventy-four one-hundredths (197.74) feet to an iron pin set for a corner;

THENCE along lands of the same, North 13 degrees 18 minutes 7 seconds West two hundred forty-eight and thirty-five one-hundredths (248.35) feet to an iron pin set for a corner;

THENCE along Parcel No. 1 other lands now or later of Benjamin and Elizabeth Mackiewicz (DiPaolo) South 86 degrees 18 minutes 7 seconds East one hundred fifty-nine and twenty-four one-hundredths (159.24) feet to an iron pin set for a corner;

THENCE along the same, South 5 degrees 1 minute 12 seconds West three hundred nine and ten one-hundredths (309.10) feet to an iron pin set for a corner, the place of beginning.

BEING Parcel No. 2 on minor subdivision of lands of Benjamin 1. and Elizabeth M. Mackiewicz (formerly DiPaolo), prepared by Peters Consultants, Inc., dated June 6, 1989, and revised on October 21, 1991, and approved as minor subdivision by the Luzerne County Planning Commission on October 21, 1991.

BEING the same premises which Margaret L. Turner and Jesse C. Turner, her husband, by Deed dated 9/21/2005 and recorded 9/27/2005 in the Office of the Recorder of Deeds in and for the County of Luzerne in Deed Book 3005, Page 250396, and Instrument Number 5660537, granted and conveyed unto Philip E. Galasso, as sole owner, in fee.

Petition for Grant of Letters recorded 7/24/2024 in Instrument Number 202438900; DOD: 5/10/2024

Affidavit of Estate of Philip Galasso recorded 7/24/2024 in Instrument Number 202438901 Bond recorded 7/24/2024 in Instrument Number 202438902 under Bond No. JT009048

Title to said premises is vested in Philip E Galasso

Property being known as: 635 STATE RT 239, Shickshinny, PA 18655

Being Luzerne County Tax Parcel Number and Pin Number: 30K3 00A064000

Improvements thereon consist of: Residential Dwelling

Seized and taken in execution as the Property of:

LINDA M. GALASSO, ADMINISTRATRIX OF THE ESTATE OF PHILIP E. GALASSO A/K/A PHILIP GALASSO, DECEASED

PROPERTY ADDRESS: 635 STATE RT 239, SHICKSHINNY, PA 18655

UPI / TAX PARCEL NUMBER: 30K3 00A064000

Seized and taken into execution to be sold as the property of GALASSO, LINDA M ADMINISTRATRIX OF THE ESTATE OF PHILIP E. GALASSO A/K/A PHILIP GALASSO, DECEASED 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