

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 7535/2024

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, OCTOBER 03, 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:
PENTAGON FEDERAL CREDIT UNION
To case number 202407535

ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATED IN THE CITY OF WILKES-BARRE, COUNTY OF LUZERNE AND COMMONWEALTH OF PENNSYLVANIA, FRONTING ON THE NORTHWEST SIDE OF SENECA STREET AND BEING DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A CORNER OF LOT NO. 56 AS DESIGNATED ON MAP HEREINAFTER MENTIONED, AT A POINT IN THE LINE OF SENECA STREET, BEING ALSO A CORNER OF LOT NO. 56;

THENCE NORTH 45 DEGREES 56 MINUTES WEST ALONG LINE OF LOT NO. 56, NINETY-FIVE AND NINETY-EIGHT ONE-HUNDREDTHS (95.98) FEET TO A CORNER; THENCE SOUTH 38 DEGREES 46 MINUTES WEST, TWENTY-FIVE AND ELEVEN ONE-HUNDREDTHS (25.11) FEET TO A CORNER;

THENCE SOUTH 38 DEGREES 06 MINUTES WEST, TWENTY-FOUR AND THIRTY-NINE ONE-HUNDREDTHS (24.39) FEET TO A CORNER;

THENCE SOUTH 45 DEGREES 56 MINUTES EAST ALONG LINE OF LOT NO. 59, NINETY-ONE AND SEVEN ONE-HUNDREDTHS (91.07) FEET TO A CORNER;

THENCE NORTH 44 DEGREES 04 MINUTES EAST ALONG THE NORTHWESTERN SIDE OF SENECA STREET, FIFTY (50) FEET TO THE PLACE OF BEGINNING.

BEING LOTS NOS. 57 AND 58 AS DESIGNATED ON MAP OF LOTS OWNED BY ARTHUR L. STULL RECORDED IN MAP BOOK NO. 1, PAGE 294, AND BEING ALSO PART OF THE NORTHWESTERLY END OF CERTIFIED LOT NO. 24 IN THE THIRD DIVISION OF THE CERTIFIED TOWNSHIP OF WILKES-BARRE.

IMPROVED WITH A 2 1/2 STORY FRAME DWELLING KNOWN AS 75 SENECA STREET.

Title to said premises is vested in: DANIEL WASIELEWSKI, AS SOLE OWNER
Property being known as: 75 SENECA STREET WILKES BARRE, PA 18702
Being Luzerne county tax parcel number and pin number: 73-I9NE3-017-20A-000
Improvements thereon consist of: RESIDENTIAL PROPERTY
Seized and taken in execution as the property of: DANIEL WASIELEWSKI, AS SOLE OWNER
PROPERTY ADDRESS: 75 SENECA ST, WILKES BARRE, PA 18702
UPI / TAX PARCEL NUMBER: 73-I9NE3-017-20A-000

Seized and taken into execution to be sold as the property of WASIELEWSKI, DANIEL A/K/A DANIEL WASILEWSKI
in suit of PENTAGON FEDERAL CREDIT UNION.

Attorney for the Plaintiff:

ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
MT. LAUREL, NJ 855-225-6906

BRIAN M. SZUMSKI, Sheriff
LUZERNE COUNTY, Pennsylvania