

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2280/2022

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:

**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 writ of execution issued by plaintiff:

OCWEN LOAN ACQUISITION TRUST 2023-HB1  
To case number 202202280

ALL that certain lot or piece of ground situate in Wilkes-Barre City, County of Luzerne, Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a corner on Jones Street One Hundred (100) feet northwesterly from a common corner of Lots Nos. 71 and 72 on plot of lots of G.M. Harding and Abel Bennett as recorded in Deed Book 139, page 57;

THENCE North 41 ½ degrees East One Hundred and Six (106) feet to a corner;

THENCE South 48 ½ degrees East twenty-five (25) feet to a corner;

THENCE South 41 ½ degrees West One Hundred and Six (106) feet to a corner on Jones Street aforesaid;

THENCE along said Jones Street North 48 ½ degrees West twenty-five (25) feet to the place of beginning.

BEING a part of Lot No. 73 on plot of Harding and Bennett aforementioned.

BEING the same premises conveyed to Jane L. Struzzi by Deed of Evelyn K. Bergstrasser, widow, dated October 17, 1996 and recorded in Luzerne County Deed Book 2579 at page 266.

Title to said premises is vested WILLIAM J. BERGSTRASSER, JR.

Property being known as: 62 JONES STREET, WILKES BARRE, PA 18702

Being Luzerne county tax parcel number and pin number: 73-I9NE1-030-018-000

Improvements thereon consist of: RESIDENTIAL PROPERTY

Seized and taken in execution as the property of: WILLIAM J. BERGSTRASSER, JR.

PROPERTY ADDRESS: 62 JONES ST, WILKES BARRE, PA 18702

UPI / TAX PARCEL NUMBER: 73-I9NE1-030-018-000

Seized and taken into execution to be sold as the property of BERGSTRASSER, KRISTOFFER M IN HIS CAPACITY AS HEIR OF WILLIAM J. BERGSTRASSER, JR, KANJORSKI, PAULA IN HER CAPACITY AS HEIR OF WILLIAM J. BERGSTRASSER, JR AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER WILILAM J. BERGSTRASSER, JR in suit of OCWEN LOAN ACQUISITION TRUST 2023-HB1.

---

**Attorney for the Plaintiff:**  
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC  
MT. LAUREL, NJ 855-225-6906

**BRIAN M. SZUMSKI, Sheriff**  
LUZERNE COUNTY, Pennsylvania