

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 12307/2023

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:

**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 August 1, 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 surface or right of soil of and in all that certain lot, piece or parcel of land, situate, lying and being in the City of Pittston, County of Luzerne and State of Pennsylvania, described as follows:

Beginning at the Easterly corner of Lot No. 34, conveyed by the Pennsylvania Coal Company to Bernard Conway by deed dated the 30th day of December, 1895, and recorded in the Office for the Recording of Deeds in and for the County of Luzerne in Deed Book No. 368 page 129 & c., the place of beginning also being in the Southwesterly line of Pine Street, City of Pittston aforesaid, as said street and the alley and the lot and lots hereinafter mentioned are laid out and plotted on the maps of the Pennsylvania Coal Company on file in its principal office in the Borough of Dunmore, Pennsylvania..

Thence in a Southeasterly direction along aforesaid Pine Street, fifty five (55) feet to the Northerly corner of Lot No. 38, conveyed by the Pennsylvania Coal Company aforesaid to Alice X. McHale by deed dated the 3rd day of December, 1897 and recorded in the Office for the Recording of Deeds in and for the County of Luzerne in Deed Book No. 369, page 576 & c.;

Thence in a Southwesterly direction along the Northwesterly line of said Lot No. 38 one hundred forty (140) feet to a corner in the Northwesterly line of an alley;

Thence in a Northeasterly direction along the Southeasterly line of said Lot No. 34, one hundred forty (140) feet to the place of beginning.

Being the same property conveyed to Eric Joseph Meager who acquired title by virtue of a deed from Jean Marie Hughes, single and Tasha Marie Hughes, single, dated April 11, 2014, recorded April 15, 2014, at Instrument Number 201416708, and recorded in Book 3014, Page 58982, Office of the Recorder of Deeds, Luzerne County, Pennsylvania.

Premises improved with a single family dwelling more commonly known as 85 Pine 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 11SE2-025-004-000.

Plate No. 72-10-376-3

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 Wells Fargo Bank, N.A. against Eric Joseph Meager, AKA Eric J. Maeger, 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: 85 PINE ST, PITTSTON, PA 18640

UPI / TAX PARCEL NUMBER: 72-E11SE2-025-004-000

Seized and taken into execution to be sold as the property of MEAGER, ERIC JOSEPH AKA ERIC J MAEGER in suit of WELLS FARGO BANK, N.A..

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

**EUGENE A. GURNARI, Interim Sheriff**  
LUZERNE COUNTY, Pennsylvania