

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 1139/2025

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, UFCW Community Federal Credit Union.

To case number 2025 - 01139

ALL the surface or right of soil on half lot, piece or parcel of land situate in the Borough of Duryea, County of Luzerne and Commonwealth of Pennsylvania, bounded and described as follows to wit:

THE FIRST THEREOF:

Beginning at a point on the northeast side of Stephenson Street on the corner of land now or late of Antonina Wojciechowska on the Pettebone Estate at Duryea;

Thence along said land now or late of Antonina Wojciechowska, North 42 degrees 35 minutes East One hundred (100) feet to an alley;

Thence along said alley North 47 degrees 25 minutes West twenty five (25) feet to Lot No. 49;

Thence along Lot No. 49 South 42 degrees 35 minutes West One Hundred (100) feet to Stephenson Street;

Thence along Stephenson Street South 47 degrees 25 minutes East Twenty Five (25) feet to the Place of Beginning.

Containing 2,500 square feet of land, more or less and being known as 139 ½ Stephenson Street, Duryea, Pennsylvania.

Being the same premises conveyed to Michael Orleski, Jr by Deed dated November 2, 2001 and recorded in Luzerne County Record Book 3001 at page 216701.

The Property Identification Number of the above-described parcel is Tax Map 14-D12NW2 - 012 - 022 - 000.

THE SECOND THEREOF:

Beginning at a point on the Northeast side of Stephenson Street on the division line between Lots Nos. 45 and 47 in Block No. 5 on Pettebone Estate at Duryea;

Thence along said division line North 42 degrees 35' East, one hundred (100) feet to an alley;

Thence along said alley North 47 degrees 25' West, twenty five (25) feet to lands now or formerly of John Wojciechowski;

Thence along said lands now or formerly of John Wojciechowski South 42 degrees 35' West one hundred (100) feet to Stephenson Street;

Thence along said Stephenson Street South 47 degrees 25' East twenty five (25) feet to the Place of Beginning.

Being the same premises conveyed to Michael Orleski, Jr by Deed dated November 2, 2001 and recorded in Luzerne County Record Book 3001 at page 216701.

The Property Identification Number of the above-described parcel is Tax Map 14-D12NW2 - 012 - 021 - 000.

Property being known as 139½ - 141 Stephenson Street, Duryea, Pennsylvania 18642.

Being Luzerne County tax parcels and pin numbers: 14-D12NW2-012-022-000 and 14-D12NW2-012-021-000.

Improvements thereon consist of: A residential dwelling situate 139½ - 141 Stephenson Street, Duryea, Pennsylvania 18642.

Seized and taken in execution as the property of Michael Orleski, J

PROPERTY ADDRESS: 139 1/2 - 141 STEPHENSON ST, DURYEA, PA 18642

UPI / TAX PARCEL NUMBER: 14-D12NW2-012-022-000 and 14-D12NW2-012-021-000

**Seized and taken into execution to be sold as the property of MICHAEL ORLESKI, JR in suit of UFCW COMMUNITY
FEDERAL CREDIT UNION.**

Attorney for the Plaintiff:
MARSH & ASSOCIATES LLC
PLAINS, PA 570-826-1810

BRIAN M. SZUMSKI, Sheriff
LUZERNE COUNTY, Pennsylvania