

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 3459/2022

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, FEBRUARY 06, 2026
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 February 6, 2026 at 10:30AM, in the forenoon of the said day, all the right, title and interest of the Defendant(s) in and to:

Parcel I:

Lot 18 Pleasant Ridge Subdivision:

All that parcel or piece of land situated in Pleasant Ridge Subdivision, Sugarloaf Township, Luzerne County, Pennsylvania, bounded and described as follows:

Beginning at a point, said point being on the northerly right-of-way line of County Road 40 (50' wide R/W);

Thence (1) in a westerly direction, along the said northerly right-of-way line of County Road 40, (South 86 degrees 15' 25" W.) Twelve and Eighty-nine hundredths feet (12.89') to a point;

Thence (2) along lands of N/L Shannon, of which this will become a non separable part, the following Two (2) bearings and distances;

1. North Three degrees Twenty-six minutes Five seconds West (N. 03 degrees 26' 05 W.) One Hundred Forty-three and Fourteen Hundredths feet (143.14') to a point, said point being an existing iron pin corner;

2. Thence, in westerly direction, South Eighty-six degrees Two minutes Fifty seconds West (S. 86 degrees 02' 50" W.) Three hundred Twenty and Sixty-five hundredths (320.65') to a point, said point being a set iron pin corner;

Thence (3) in an easterly direction, along Lot 16 & Lot 15 of said Pleasant Ridge Subdivision, North Sixty-seven degrees Thirty minutes Thirty Seconds East (N. 67 degrees 30' 30" E.) Three hundred Fifty-eight and Forty-one Hundredths feet (358.41') to a point, and point being a set iron pin corner;

Thence (4) in a southerly direction, along lands of N/L Whitebread, South Two degrees Fifteen minutes Fifty-five seconds East (S. 02 degrees 15' 55" E.) Two hundred Fifty-seven and Twenty-four hundredths feet (257.24') to a point, the place of beginning.

Containing Zero and Four hundred Eighty-seven thousandths acres (0.487 Acs.)

Being Lot Number 18 as shown on the plan of Pleasant Ridge Subdivision by Stanley J. Gorski, P.L.S. recorded in the Recorder of Deeds Office of Luzerne County on September 19, 1990 in Map Book 56, Pages 37-41.

Parcel II:

All that certain parcel or lot of land situate in the Township of Sugarloaf, County of Luzerne and State of Pennsylvania, bounded and described as follows, viz:

Beginning at a point in the center line of Public Road, Sybertsville to Rock Glen, said point is also located South eighty-two degrees fifteen minutes west (S. 82 degrees 15' W.) fourteen (14') feet from the Southeast corner of the property now or late of Claude E. Miller;

Thence (1) South eighty-two degrees, fifteen minutes West (S. 82 degrees 15' W.) along the center line of the above mentioned public road, four hundred sixty-nine and sixty one-hundredths (469.60') feet to a point;

Thence (2) North seven degrees twenty-five minutes West (N. 7 degrees 25' W.) one hundred sixty-four (164') feet to a point;

Thence (3) North Eight-two degrees, fifteen minutes East (N. 82 degrees 15' E.) four hundred sixty-nine and ninety-three one-Hundred (469.93') feet to a point;

Thence (4) South Seven degrees, eighteen minutes East (S. 7 degrees 18' E.) one hundred sixty-four (164') feet to a point; the place of beginning.

Containing One and Seven Hundred Sixty-One One-Thousandths (1.769) acres of land.

Being the same property conveyed to Ernest J. Dunn, III who acquired title by virtue of a deed from Patricia C. Dunn, dated August 7, 2017, recorded August 23, 2017, at Deed Book 3017, Page 167727, Office of the Recorder of Deeds, Luzerne County, Pennsylvania.

Premises improved with a single family dwelling more commonly known as 367 West County Road, Sugarloaf, PA 18249-0000

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 58-S5S1-001-051-000.

Plate No. 58-234-D2-9

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 Ernest Dunn, AKA Ernest J. Dunn, III, 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: 367 WEST COUNTY RD, SUGARLOAF, PA 18249

UPI / TAX PARCEL NUMBER: 58-S5S1-001-051-000

Seized and taken into execution to be sold as the property of ADAMS, CHIVONNE AS BELIEVED HEIR AND/OR ADMINISTRATOR OF THE ESTATE OF ERNEST DUNN, AKA ERNEST J DUNN, III AND UNKNOWN HEIRS AND/OR ADMINISTRATORS OF THE ESTATE OF ERNEST DUNN, AKA ERNSET J DUNN, III in suit of WELLS FARGO BANK, N.A..

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

BRIAN M. SZUMSKI, Sheriff
LUZERNE COUNTY, Pennsylvania