

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 14236/2019

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.

ALL that certain, lot, piece or parcel of land, situate, lying and being in the Township of Wright, County of Luzerne, and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a corner in the Northeasterly line of Division Street, said corner being North seventy-five (75°) degrees no (00') minutes East forty-two and fifty-six one hundredths (42.56') feet from the intersection of the Southeasterly line of Anne Street and the Southwesterly line of said Division Street;
THENCE along other land late of Edward W. Powell North seventy-five (75°) degrees no (00') minutes East one hundred ninety-one and ninety-three one hundredths (191.93') feet to a corner in line of land of "Christ Methodist Church of Mountaintop";
THENCE along same South three (3°) degrees forty-seven (47') minutes West two-hundred eighty-seven and ninety-two one hundredths (287.92') feet to a corner in the Northeasterly line of said Division Street;
THENCE along same North thirty-five (35°) degrees no (00') minutes West two hundred ninety and eight one-hundredths (290.08') feet to a corner, the place of BEGINNING.

BEING Lot No. 67 of the Powell Plot of Lots as shown on a map prepared by Frank Shevock, R.P.E.

BEING THE SAME PREMISES which John Westpfahl by Deed dated May 31, 2013 and recorded June 4, 2013 at Instrument 201325175 in Book 3013, Page 105400 in the Office of the Recorder of Deeds in and for the County of Luzerne, Pennsylvania granted and conveyed unto Amanda Crouse, in fee.

Title to said premises is vested in John Westpfahl by Deed dated May 31, 2013 and recorded in the Luzerne County Recorder of Deeds Office on June 4, 2013 in Book 3013, Page 105400, Instrument # 201325175.

Improvements thereon consist of: Residential Dwelling

PROPERTY ADDRESS: 10 DIVISION ST, MOUNTAIN TOP, PA 18707

UPI / TAX PARCEL NUMBER: 64-L9S2 -002-01G-000

Seized and taken into execution to be sold as the property of **AMANDA CROUSE** in suit of **USAA FEDERAL SAVINGS BANK**.

Attorney for the Plaintiff:
LOGS LEGAL GROUP LLC
WAYNE, PA 610-278-6800

EUGENE A. GURNARI, Interim Sheriff
LUZERNE COUNTY, Pennsylvania