

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 9276/2025

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, JUNE 12, 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.

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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 April 3, 2026 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 certain lot or piece of ground situate in Avoca Borough, County of Luzerne, Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a corner, said corner, the place of beginning, being a distance of seventy-five (75) feet from the westerly corner of Grove and McAlpine Streets and also being a corner in line of land of Charles P. Morgan;

THENCE south 24 degrees 14' west fifty (50) feet along said land of Charles P. Morgan to a corner;

THENCE north 65 degrees 46' west seventy-five (75) feet to a corner;

THENCE north 24 degrees 14' east fifty (50) feet along a twenty (20) feet alley to a corner;

THENCE south 65 degrees 46' east seventy-five (75) feet along McAlpine Street to the place of BEGINNING.

CONTAINING 3,750 square feet of land be the same more or less.

Being the same property conveyed to Lori Patterson, unmarried who acquired title by virtue of a deed from Sandra Rosser, widow, dated April 6, 2016, recorded April 8, 2016, as Instrument Number 201618616, and recorded in Book 3016, Page 65267, Office of the Recorder of Deeds, Luzerne County, Pennsylvania.

Premises improved with a single family dwelling more commonly known as 912 - 914 McAlpine Street, Avoca, PA 18641

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 02-D12SE4-025-003-000.

Plate No. 03016-065267

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 Lori Patterson, 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: 912-914 MCALPINE ST, AVOCA, PA 18641

UPI / TAX PARCEL NUMBER: 02-D12SE4-025-003-000

Seized and taken into execution to be sold as the property of LORI PATTERSON in suit of WELLS FARGO BANK, N.A..

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

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