SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 11510/2023

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 12:00 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 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 piece, parcel or tract of land situate in the City of Hazleton, County of Luzerne and Commonwealth of Pennsylvania, being portions of Lots Nos. Sixteen (16), Seventeen (17) and Eighteen (18), in Square No. Two Hundred Nine (209), on the plot or plan of the Diamond Addition to said City, bounded and described as follows, to wit:

Beginning at a point in the Westerly line of Seybert Street, said point being a distance of one hundred forty and eight-tenths feet (140.8') Southwardly from the Southwesterly corner of the intersection of Seybert and Twenty-first Streets; thence Southwardly along the Westerly line of said Seybert Street for a distance of seventy and four-tenths feet (70.4') to a point; thence extending of that seventy and four-tenths foot (70.4') width or breadth, in length or depth, Westwardly and at right angles with said Seybert Street for a distance of ninety-five feet (95') to a line parallel with said Seybert Street.

Being the same property conveyed to Michael R. Gowen who acquired title by virtue of a deed from Michael R. Gowen and Carol Gowen, his wife, dated January 20, 2014, recorded April 8, 2014, at Instrument Number 201415383, and recorded in Book 3014, Page 54250, Office of the Recorder of Deeds, Luzerne County, Pennsylvania.

Premises improved with a single family dwelling more commonly known as 958 Seybert Street, Hazleton, PA 18201

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 71-T8NW21-002-004-000.

Plate No. 03014-054250

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 Michael R. Gowen, 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: 958 SEYBERT STREET, HAZLETON, PA 18201

UPI / TAX PARCEL NUMBER: 71-T8NW21-002-004-000

(c) CountySuite Sheriff, Teleosoft, Inc.

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

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

GENESIS C. ARIAS, Sheriff
LUZERNE COUNTY, Pennsylvania

(c) CountySuite Sheriff, Teleosoft, Inc.