

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 9259/2025

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 02, 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 June 12, 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 the surface or right of soil of that certain piece or parcel of land situate in the Borough of Exeter, Luzerne County, Pennsylvania, bounded and described as follows:

Beginning at a point on the southwesterly side line of Sullivan Street, said point being also in the dividing line between Lots 15 and 16, Section E, on plot of lots hereinafter mentioned,

Thence along the southwesterly side line of Sullivan Street South 32 degrees 8 minutes East forty (40) feet to a point in the dividing line between Lots 16 and 17;

Thence along the same South 57 degrees 52 minutes West one hundred fourteen and seventy-eight one-hundredths (114.78) feet to a point in the dividing line between Lots 16 and 38;

Thence along the same North 32 degrees 8 minutes West forty (40) feet to a point in the dividing line between Lots 15 and 17; and

Thence along the same North 57 degrees 52 minutes East one hundred fourteen and seventy-eight one-hundredths (114.78) feet to the place of beginning.

Being all of Lot 16, Section E, on plot of lots known as Sullivan Park, a map of which is recorded in Luzerne County Map Book 2, page 339.

Excepting and Reserving all coal and other minerals as fully as the same are excepted and reserved in prior deeds in line of title and subject to all conditions, covenants, exceptions, reservations and restrictions contained in such prior deeds.

Being the same property conveyed to Joseph Beganich who acquired title by virtue of a deed from Teresa Beganich, widow, dated July 21, 2002, recorded July 24, 2002, as Instrument Number 5453194, and recorded in Book 3002, Page 183511, Office of the Recorder of Deeds, Luzerne County, Pennsylvania.

Premises improved with a single family dwelling more commonly known as 243 Sullivan Street, Exeter, PA 18643

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 16-E 11SW1-010-015-000.

Plate No. 03002-183511

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, NA S/B/M Wachovia Bank, National Association against Teresa Bekanich, 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: 243 SULLIVAN ST, EXETER, PA 18643

UPI / TAX PARCEL NUMBER: 16-E11SW1-010-015-000

Seized and taken into execution to be sold as the property of BEKANICH, JOSEPH AS BELIEVED HEIR AND/OR ADMINISTRATOR TO THE ESTATE OF JOSEPH BEKANICH AND UNKNOWN HEIRS, AND/OR ADMINISTRATORS TO THE ESTATE OF JOSEPH BEKANICH in suit of WELLS FARGO BANK, NA S/B/M WACHOVIA BANK, NATIONAL ASSOCIATION.

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

EUGENE A. GURNARI, Interim Sheriff
LUZERNE COUNTY, Pennsylvania