

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 3424/2025

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, AUGUST 07, 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 that certain lot, piece or parcel of land situate in the Township of Exeter, County of Luzerne and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

Beginning at a corner in the center of a twenty (20) foot land, said point being the most Northwesterly corner of lands now or formerly of William and Louise Wruble and also being located North 77 degrees 28 minutes 51 seconds West a distance of 388.24 feet from a common corner in the center of said lane between the lands now or formerly of Wruble and now or formerly of Armondo J. Oliveri, et ux. herein on the Westerly line of State Road 0092, known as Sullivan Trail;

Thence continuing on the centerline of the twenty (20) foot wide lane between lands now or formerly of Frank Yuscavage and lands now or formerly of Armando and Mary Oliveri the following two (2) courses and distances:

1. North 73 degrees 50 minutes 57 seconds West a distance of 119.00 feet to an iron pin corner;
2. Thence North 50 degrees 24 minutes 17 seconds West a distance of 118.00 feet to an iron pin corner;

Thence continuing along the line of lands now or formerly of Frank Yuscavage and now or formerly of Armondo J. Oliveri, et ux, North 30 degrees 21 minutes 34 seconds East a distance of 442.21 feet to a corner in the center of a stone wall;

Thence along the lands now or formerly of Joseph and David Panzitta on the center of a stone wall South 51 degrees 13 minutes 22 seconds East a distance of 51.00 feet to a corner;

Thence through the lands now or formerly of Armando J. Oliveri, et ux. South 7 degrees 13 minutes 19 seconds West a distance of 461.60 feet to the point of beginning.

Being Lot No. 1 as shown on the Final Plan of a minor subdivision for Armando and Mary Oliveri.

Together with free ingress, egress and regress to and for the said Grantee, his heirs and assigns, his and their tenants and under-tenants, occupiers or possessors of the said Grantee's said premises to that certain lane or passageway contiguous to the Southerly boundary of prior Grantors, in the chain of title, extending from S.R. 0092 in common with the said Grantors, their heirs and assigns, and their tenants and under-tenants, occupiers or possessors of the said Grantors' messuage and ground adjacent to the said lane or passageway.

Subject nevertheless; to the moiety or equal half of all necessary charges and expenses which shall from time to

time accrue for paving, amending, repairing said lane or passageway.

Being the same property conveyed to Jason C. Speece, a single man who acquired title by virtue of a deed from Lloyd R. Robinson and Wendy Robinson, husband and wife, dated February 19, 2009, recorded March 3, 2009, at Instrument Number 5859135, and recorded in Book 3009, Page 36129, Office of the Recorder of Deeds, Luzerne County, Pennsylvania.

Premises improved with a single family dwelling more commonly known as 2310 Route 92, Pittston, 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 17B10 00A04F000.

Plate No. 03009-036129

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 Jason C. Speece, 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: 2310 STATE ROUTE 92, HARDING, PA 18643

UPI / TAX PARCEL NUMBER: 17B10 00A04F000

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

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

EUGENE A. GURNARI, Interim Sheriff
LUZERNE COUNTY, Pennsylvania