SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 8317/2022

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, DECEMBER 04, 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 Writ of Execution issued by Plaintiff: Wilmington Savings Fund Society, FSB, as owner trustee of the Residential Credit Opportunities Trust X-A

To case number: 2022-08317

ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATE IN THE BOROUGH OF FORTY FORT COUNTY OF LUZERNE AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE NORTHEASTERLY SIDE OF OWEN STREET DISTANT TWO HUNDRED THIRTY-SIX AND FIFTY ONE-HUNDREDTHS (236.50) FEET INA SOUTHEASTERLY DIRECTION FROM THE INTERSECTION OF THE SOUTHEASTERLY SIDE OF MURRAY STREET WITH THE NORTHEASTERLY SIDE OF OWEN STREET; THENCE ALONG OWEN STREET, SOUTH 29 DEGREES 13 MINUTES EAST, THIRTEEN AND FIFTY ONE-HUNDREDTHS (13.50) FEET TO A POINT; THENCE NORTH 60 DEGREES 47 MINUTES EAST, ONE HUNDRED FIFTY (150.00) FEET TO A POINT; TRENCE NORTH 29 DEGREES 13 MINUTES WEST, FIFTY (50.00) FEET ALONG A LINE PARALLEL TO OWEN STREET TO A POINT; THENCE SOUTH 60: DEGREES 47 MINUTES WEST, SIXTY-FIVE (65.00) FEET TO A POINT IN LINE OF LANDS OF THE GRANTORS; THENCE SOUTH 29 DEGREES 13 MINUTES EAST, THIRTY-SIX AND FIFTY ONE-HUNDREDTHS (36.50) FEET ALONG THE LINE OF LAND OF THE GRANTEES TO A POINT; THENCE SOUTH 60 DEGREES 47 MINUTES WEST, EIGHTY-FIVE (85) FEET ALONG THE LINE OF LAND OF THE GRANTEES TO A POINT ON OWEN STREET THE PLACE OF BEGINNING. CONTAINING 4397.50 SQUARE FEET MORE OR LESS AND BEING PART OF LOT NUMBER 89 ON THE CHASE AND LOVELAND ALLOTMENT OF LOTS IN FORTY FORT AND SWOYERSVILLE BOROUGHS.
PART OF THE ABOVE-DESCRIBED PREMISES IS SUBJECT TO DRIVEWAY RIGHTS AND PRIVILEGES, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: 13.50 FEET ON OWEN STREET AND IN THE REAR, AND 85.00 FEET IN DEPTH.
UNDER AND SUBJECT TO ALL RESERVATIONS, RESTRICTIONS AND CONDITIONS AS CONTAINED IN THE DEEDS IN THE CHAIN OF TITLE.
BEING THE SAME PREMISES WALTER S. DAVIES AND MARJORIE E. DAVIES, HIS WIFE, GRANTED AND CONVEYED UNTO CARL J. SARTI AND REBECCA A. SARTI, HIS WIFE, IN THE DEED DATED JULY 27, 2000 AND RECORDED IN THE LUZERNE COUNTY RECORDER OF DEEDS OFFICE ON JULY 27, 2000 AS BOOK 2728, PAGE 902.
PARCEL NO.: 21-F10SW2-002-012-000

Title to said premises is vested in: Carl J. Sarti a/k/a Carl Sarti and Rebecca A. Sarti a/k/a Rebecca Sarti
Property being known as: Rear 29 Owen Street, Forty-Fort, PA 18704

Being Luzerne County tax parcel number and pin number: 21-F10SW2-002-012-000

Improvements thereon consist of: Residential Property

Seized and taken in execution as the property of: Carl J. Sarti a/k/a Carl Sarti and Rebecca A. Sarti a/k/a Rebecca Sarti

Attorney: Kaitlin D. Shire, Esquire
Hill Wallack LLP
1000 Floral Vale Blvd., Suite 300
Yardley, PA 19067
(215) 579-7700

PROPERTY ADDRESS: REAR 29 OWEN ST, FORTY FORT, PA 18704

UPI / TAX PARCEL NUMBER: 21-F10SW2-002-012-000

Seized and taken into execution to be sold as the property of SARTI, REBECCA A A/K/A REBECCA SARTI AND SARTI, CARL J A/K/A CARL SARTI in suit of WILMINGTON SAVINGS FUND SOCIETY, FSB, AS OWNER TRUSTEE OF THE RESIDENTIAL CREDIT OPPORTUNITIES TRUST X-A.

Attorney for the Plaintiff:
HILL WALLACK LLP
YARDLEY, PA 215-579-7700

GENESIS C. ARIAS, Sheriff
LUZERNE COUNTY, Pennsylvania

(c) CountySuite Sheriff, Teleosoft, Inc.