

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 13033/2025

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 writ of execution issued by plaintiff:

WELLS FARGO BANK, N.A.

To case number 202513033

ALL THAT CERTAIN lot or piece of ground situate in Dupont Borough (formerly Smithville, Pittston Township), County of Luzerne, Commonwealth of Pennsylvania, the following;

Being the rear one-half (1/2) portion of the corner of Lot Number Eleven (11) on Mclellan Street as laid out of map George and Henry Smith's plot of lots in Smithville. Said lot Number Eleven (11) being fifty (50) feet front and one hundred fifty (150) feet deep. The rear one-half (1/2) portion of the aforesaid Lot Number Eleven (11), hereby conveyed, has a frontage of seventy-five on Grant Street and a depth of fifty (50) feet to an alley.

Title to said premises is vested in AARON KUSMIERZ, A SINGLE MAN, AS SOLE OWNER

Property being known as: 315 GRANT ST, DUPONT, PA 18641

Being Luzerne county tax parcel number and pin number: 15-E12SE1-001-004-000

Improvements thereon consist of: RESIDENTIAL PROPERTY

Seized and taken in execution as the property of: AARON KUSMIERZ, A SINGLE MAN, AS SOLE OWNER

PROPERTY ADDRESS: 315 GRANT ST, DUPONT, PA 18641

UPI / TAX PARCEL NUMBER: 15-E12SE1-001-004-000

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

Attorney for the Plaintiff:
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
MT. LAUREL, NJ 855-225-6906

EUGENE A. GURNARI, Interim Sheriff
LUZERNE COUNTY, Pennsylvania