SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 11436/2025

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, 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 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 August 7, 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 City of Wilkes-Barre, County of Luzerne and Commonwealth of Pennsylvania, more particularly bounded and described as follows, to wit:

Beginning at an iron pin corner in the Southeasterly line of Trethaway Street, being fifty (50) feet radically from the centerline of the Main Track of the C.R.R. of NJ being also the common corner of Lots Nos. 42 and 65 on Plot of Lots of J.W. Hollenback hereinafter referred to;

Thence along Trethaway Street and radically fifty (50) feet from the Main Track by a curve to the left having a chord bearing of North 35 degrees 59 minutes East twenty seven and twenty nine one hundredths (27.29) feet to a point;

Thence through Lot No. 42 South 56 degrees 55 minutes East eighty-nine and forty-five one hundredths (89.45) feet to an iron corner in the Westerly line of the former Nanticoke Branch of the C.R.R. of NJ land;

Thence along the Nanticoke Branch of the C.R.R. of NJ land South 11 degrees 15 minutes West, twenty-seven and twenty-nine one hundredths (27.29) feet to an iron pin corner being the common of Lots Nos. 42 and 65;

Thence along the division line between Lots Nos. 42 and 65 North 58 degrees 00 minutes West one hundred one and no hundredths (101.00) feet to the place of BEGINNING.

CONTAINING (2,507.80) square feet of land, being the same, more or less.

Being the same property conveyed to Linda Jane Derr who acquired title by virtue of a deed from Richard Bosher, Jr., dated December 16, 2013, recorded December 16, 2013, as Instrument Number 201365056, and recorded in Book 3013, Page 255009, Office of the Recorder of Deeds, Luzerne County, Pennsylvania.

Premises improved with a single family dwelling more commonly known as 147 Trethaway Street, Wilkes Barre, PA 18705

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 73-H10NE2-001-03A-000.

Plate No. 03013-255009

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 against Linda J. Derr, AKA Linda Jane Derr, 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

(c) CountySuite Sheriff, Teleosoft, Inc.

Ed E. Qaqish, Esquire

MDK Legal
P. O. Box 165028
Columbus, OH 43216-5028
614-220-5611

PROPERTY ADDRESS: 147 TRETHAWAY ST, WILKES BARRE, PA 18705

UPI / TAX PARCEL NUMBER: 73-H10NE2-001-03A-000

Seized and taken into execution to be sold as the property of UNKNOWN HEIRS AND/OR ADMINISTRATORS TO THE ESTATE OF LINDA J. DERR AKA LINDA JANE DERR 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.