

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 10876/2021

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.

ALL THAT CERTAIN piece, parcel or lot of land situate in the City of Wilkes Barre, Luzerne County, Pennsylvania, bounded and described as follows, to wit :

BEGINNING at a corner on the Northwest side of Grant Street, five hundred fifty five (555) feet Northeast of Market Street as extended from Borough, now City of Wilkes Barre; thence along Grant Street North 58 1/2 degrees East, fifty (50) feet to a corner; North 31 1/2 degrees West, ninety-five (95) feet to line of land now or formerly of Adolf Graesser; thence along the same South 58 1/2 degrees West, fifty (50) feet to a corner; thence South 31 1/2 degrees (95) feet to the place of beginning.

BEING known as 60 North Grant Street, Wilkes Barre, Pennsylvania.

BEING THE SAME PREMISES which Donna Maria Leco, Executrix of The Estate of Philip John Leco, deceased by Deed dated 7/17/1998 and recorded 8/11/1998 in the County of Luzerne in Deed Book 2648, Page 873 conveyed unto Donna Maria Leco, in fee.

AND BEING THE SAME premises sold to WM Speciality Mortgage LLC on 9/24/2004 after due advertisement according to law under and by virtue of a Foreclosure Judgment and Writ of Execution filed on 6/16/2004 out of the Court of Common Pleas of Luzerne County Docket #2347-C-2004 at the suit of WM Speciality Mortgage LLC without recourse against Donna Marie Leco.

AND ALSO BEING THE SAME premises which Barry L Stankus, Sheriff of County of Luzerne, Pennsylvania by Deed Poll 11/18/2004 and recorded 11/19/2004 in the County of Luzerne in Record Book 3004, Page 291507 conveyed unto WM Speciality Mortgage LLC without recourse.

Plate #73-2-3-14-3

Pin #H10SW4 B004 L036

TO BE SOLD AS THE PREMISE OF MARY JANE WALSH

PROPERTY ADDRESS: 60 N GRANT ST, WILKES BARRE, PA 18702

UPI / TAX PARCEL NUMBER: H10SW4 B004 L036

Seized and taken into execution to be sold as the property of MARY JANE WALSH AND THOMAS WALSH in suit of
MAGERICK LLC.

Attorney for the Plaintiff:
FEIN, SUCH, KAHN & SHEPARD, PC
ALLENTOWN, PA 610-395-3535

EUGENE A. GURNARI, Interim Sheriff
LUZERNE COUNTY, Pennsylvania