SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 1370/2026

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.

ALL THAT CERTAIN piece, parcel or tract of land situate in the Township of Ross, County of Luzerne, and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin in the West line of the Highway leading from Sweet Valley to Route No. 115 and in line of lands of E. D. Davenport;

THENCE along said Highway, South three degrees and thirty minutes West, two hundred and forty feet (240') to a corner in the North line of Highway leading from Meeker to Sweet Valley;

THENCE along North line of said Highway, South forty-nine degrees West, one hundred and sixty-one feet (161') to a corner;

THENCE along lands now or late of grantor in chain of title, North three degrees and thirty minutes West, three hundred and sixty-eight feet (368') to a corner in line of lands of D. E. Davenport;

THENCE along Davenport's land, South eighty-two degrees East, one hundred and sixty feet (160') to the place of beginning.

COURSES being magnetic of April, 1940.

PIN 54-G4S5-001-010-000

BEING the same premises which Anthony Coletti and Holly May, now by marriage Holly Coletti, by Deed dated 02/17/2017 and recorded 02/27/2017 in the Office of the Recorder of Deeds in and for the County of Luzerne in Record Book 3017, Page 39417, granted and conveyed unto Michael J. Marchesano and Cassidy Barnes, as joint tenants with right of survivorship.

Being the same premises which Cassidy Barnes, unmarried and Michael J. Marchesano, unmarried, by Deed dated 12/02/2020 and recorded 12/10/2020, in the Office of the Recorder of Deeds in and for the County of Luzerne, in Deed Book 3020, Page 258852, granted and conveyed unto Wesley Morel, unmarried and Caitlin Ashley Sorber, unmarried, as joint tenants with right of survivorship and not as tenants in common.

Tax Parcel: 54-G4S5-001-010-000 a/k/a 54G4S5-001-010-000 a/k/a G4S5-1-10

Premises Being: 4 Harris Pond Rd, Sweet Valley, PA 18656

PROPERTY ADDRESS: 4 HARRIS POND RD, SWEET VALLEY, PA 18656

UPI / TAX PARCEL NUMBER: 54-G4S5-001-010-000

Seized and taken into execution to be sold as the property of WESLEY MOREL AND CAITLIN SORBER in suit of ONSLOW BAY FINANCIAL LLC.

Attorney for the Plaintiff:
BROCK & SCOTT PLLC
WINSTON-SALEM, NC 888-461-7908

GENESIS C. ARIAS, Sheriff
LUZERNE COUNTY, Pennsylvania

(c) CountySuite Sheriff, Teleosoft, Inc.