

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 12955/2025

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 12:00 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 December 4, 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 the surface and right of soil in and to all that certain lot, piece, or parcel of land lying and situate in the Township of Hanover, County of Luzerne, and State of Pennsylvania, bounded and described as follows, to wit:

Beginning at a point on the Southerly Side of Goeringer Avenue in said Township, said point being in a line running through Lot No. 164 and being distant Easterly about thirty-five (35) feet from the Northwest Corner of Lot No. 163 on the plot of lots hereinafter mentioned;

Thence along said line running through Lot No. 164, South, twenty-three (23) degrees, ten (10) minutes East, about seventy-nine and fifty-six one hundredths (79.56) feet more or less to the Northerly line of Lot No. 91;

Thence along the Northerly line of Lots No. 91, 90, and 89, North sixty-six (66) degrees, fifty (50) minutes East, fifty (50) feet to a point in a line running through Lot. No. 166;

Thence along said line through Lot. No. 166, North twenty-three (23) degrees, ten (10) minutes West, seventy-nine and fifty-six one hundredths (79.56) feet more or less to said Goeringer Avenue;

Thence along the line of said Goeringer Avenue South seventy-six (76) degrees, fifty-five (55) minutes West, fifty (50) feet to the place of beginning.

Being fifteen (15) feet of Lot No. 164, all of Lot No. 165 and ten (10) feet of Lot No. 166 on the plot of lots of W.B. Schaeffer known and designated as Iona Place, which said plot is recorded in the Office of Recorder of Deeds in and for Luzerne County, Pennsylvania in Map Book 2, Page 188.

Under and subject to the same exceptions and reservations as appear in the chain of title.

Being the same property conveyed to Thomas Lesko and Jennifer Lesko, his wife who acquired title, as tenants by the entirety, by virtue of a deed from Andrew Lesko, dated April 15, 2013, recorded April 15, 2013, as Instrument Number 201315152, and recorded in Book 3013, Page 69734, Office of the Recorder of Deeds, Luzerne County, Pennsylvania.

Premises improved with a single family dwelling more commonly known as 90 Goeringer Avenue, Hanover Township, PA 18706

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 25-I9NW1 -016-002-000.

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 S/B/M Wachovia Bank, National Association against Andrew Lesko, 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
 Ed E. Qaqish, Esquire

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

PROPERTY ADDRESS: 90 GOERINGER AVE, HANOVER TOWNSHIP, PA 18706

UPI / TAX PARCEL NUMBER: 25-I9NW1 -016-002-000

Seized and taken into execution to be sold as the property of THOMAS LESKO in suit of WELLS FARGO BANK, NA S/B/M WACHOVIA BANK, NATIONAL ASSOCIATION.