SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2626/2026

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, FEBRUARY 05, 2027
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 writ of execution issued by plaintiff: Bank of America, N.A.

To case number 202602626

ALL that certain piece or parcel of land situate in the Borough of West Pittston, County of Luzerne and Commonwealth of Pennsylvania, bounded and described as follows,

BEGINNING at a corner on the Northeasterly side of Philadelphia Avenue, being also a corner of lands now or late of Herman T. Weeks;

THENCE in a Northeasterly direction along land of said Weeks, 125 feet to a corner

THENCE in a northwesterly direction along lands formerly of the Estate of Sarah Browning, deceased, 50 feet to a corner;

THENCE in a Southwesterly direction 125 feet to Philadelphia Avenue aforesaid; and

THENCE along Philadelphia Avenue in a Southeasterly direction 50 feet to the place of beginning.

CONTAINING 6250 square feet of land, more or less, and being the front part of portion of Lot No. 27 on Philadelphia Avenue as laid down on the plan of the Town of Luzerne in Deed Book No. 79 at page 5

Title to said premises is vested in James J. Vogel and Jennifer Marie Vogel, husband and wife, by deed from ANN MARIE GEISINGER AND NORMAN GEISINGER, HER HUSBAND AND KAREN LEHMAN AND DENNIS LEHMAN, HER HUSBAND dated June 12, 2007 and recorded June 19, 2007 in Deed Book 3007, Page 159902 Instrument Number 5770143.

Property being known as: 126 Philadelphia Avenue, West Pittston, PA 18643

Improvements thereon consist of: Residential Dwelling

Seized and taken in execution as the property of: James J. Vogel and Jennifer Marie Vogel

PROPERTY ADDRESS: 126 PHILADELPHIA AVE, WEST PITTSTON, PA 18643

UPI / TAX PARCEL NUMBER: 65-E11NE4-016-026-000

Seized and taken into execution to be sold as the property of JAMES J VOGEL AND JENNIFER MARIE VOGEL in suit of BANK OF AMERICA, N.A..

Attorney for the Plaintiff:
MCCABE WEISBERG & CONWAY, LLC
PHILADELPHIA, PA 215-790-1010

GENESIS C. ARIAS, Sheriff
LUZERNE COUNTY, Pennsylvania

(c) CountySuite Sheriff, Teleosoft, Inc.