SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 746/2026

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 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 THE SURFACE OF All THAT CERTAIN piece or parcel of land located In the Borough of Wyoming, County of Luzerne and State of Pennsylvania, bounded and described as follows:

BEGINNING at a point on the Westerly side of Breese Street, said point being in line of land conveyed to Joseph Zarzecki; thence along Breese Street North 31 degrees 44 minutes West, forty-eight (48) feet to a point; thence South 50 degrees 18 minutes West, one hundred twenty-six
(126) feet to a point; thence South 31 degrees 44 minutes East, thirty-eight (38) feet to a point; thence North 5O degrees 18 minutes East, twenty-six (26) feet to a point; thence South 31 degrees 44 minutes East, ten (10) feet to a point; and thence North 50 degrees 18 minutes East, one hundred
(100) feet to the place of beginning.

BEING improved with a two-story frame home and a garage. PIN 67-E10SE3-001-049-000

PROPERTY ADDRESS: 16 BREESE ST, WYOMING, PA 18644

UPI / TAX PARCEL NUMBER: 67-E10SE3-001-049-000

Seized and taken into execution to be sold as the property of WENDIE WESCOTT, JOSEPH IANNI AND THE UNITED STATES OF AMERICA in suit of NEW AMERICAN FUNDING LLC F/K/A BROKER SOLUTIONS INC., D/B/A NEW AMERICAN FUNDING.

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

GENESIS C. ARIAS, Sheriff
LUZERNE COUNTY, Pennsylvania

(c) CountySuite Sheriff, Teleosoft, Inc.