

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 4648/2024

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 05, 2025
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 or parcel of land, situate and being in the Township of Ross, County of Luzerne and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at the easterly corner of lands now on late of E. D. Sutliff in the center of the Bloomingdale and Harveyville Road;
THENCE along lands now or late of E.D. Sutliff North 58 degrees West forty-five and seventy-five one-hundredths (45.75) perches (755 feet) to a stone corner in line of lands now or late of Charles Crockett;
THENCE along lands now or late Charles Crockett and now or late of T.W. Culver South 31-1/2 degrees West eighteen and five-tenths (18.5) perches (305 feet) to a corner;
THENCE along other lands formerly of Stuard Rood South 58 degrees East thirty-eight and nine-tenths (38.9) perches (642 feet) to a point in the center of the public road aforesaid;
THENCE along the center of said public road North 59-1/2 degrees East seven and eighty-seven one-hundredths (7.87) perches (130 feet) to a point in the center of said road;
THENCE along the center of said road North 58 degrees East eleven and nine-tenths (11.9) perches (196 feet) to the place of beginning.

CONTAINING 4 acres 152 perches of land, be the same more or less.

TITLE TO SAID PREMISES IS VESTED IN SCOTT ROXBY AND KRYSTAL ROXBY, HUSBAND AND WIFE BY DEED FROM KAREN BABCOCK, AS EXECUTRIX OF THE ESTATE OF ALBERT JAY MOTT A/K/A A. JAY MOTT, DECEASED, AND EXECUTRIX OF THE ESTATE OF EDA M. MOTT A/K/A EDA MOTT A/K/A EDA STOOKEY MOTT, DECEASED DATED 04/13/2020 RECORDED 05/06/2020 IN BOOK NO. 3020, AT PAGE 76395. INSTRUMENT NO. 202020181.

BEING KNOWN AS: 87 TWIN BROOK RD SHICKSHINNY, PA 18655
Being Luzerne county tax parcel number and pin number: 54-13-00A-038-000
Improvements thereon consist of: RESIDENTIAL PROPERTY
PROPERTY ADDRESS: 87 TWIN BROOK RD, SHICKSHINNY, PA 18655
UPI / TAX PARCEL NUMBER: 54-13-00A-038-000

Seized and taken into execution to be sold as the property of SCOTT ROXBY AND KRYSTAL ROXBY in suit of LAKEVIEW LOAN SERVICING, LLC.

Attorney for the Plaintiff:
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
MT. LAUREL, NJ 855-225-6906

BRIAN M. SZUMSKI, Sheriff
LUZERNE COUNTY, Pennsylvania