

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 11171/2017

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:

**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.

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By virtue of writ of execution issued by Plaintiff: LSF9 Master Participation Trust

To case number: 201900060

ALL THAT CERTAIN property situated in the Township of Jackson, County of Luzerne, and Commonwealth of Pennsylvania, bounded and described as follows to wit:

BEGINNING at an iron pin corner along the Southeasterly line of Sutton Farms Road. A distance of sixteen hundred thirty-two and fifty-six one-hundredths (1,632.56) feet from the center line of Bulford Road along the following courses and distances: 1) North 34 degrees 20' East, thirty-six and forty-nine one-hundredths (36.49) feet; 2) a curve to the right having a radius of five hundred forty-six and ninety one-hundredths (546.90) feet, an arc length of two hundred thirty-six and twenty-six one hundredths (236.26) feet; 3) North 59 degrees 05' East, one thousand three and seventy-six one-hundredths (1003.76) feet; 4) by a curve to the left having a radius of eight hundred fifty (850.00) feet, an arc length of two hundred eleven and forty-one one-hundredths (211.41) feet; 5) North 44 degrees 50' East, sixteen and eleven one-hundredths (16.11) feet; 6) by a curve to the right having a radius of seven hundred fifty-one and six one-hundredths (751.06) feet, an arc length of one hundred twenty-eight and fifty-three one-hundredths (128.53) feet; being a common corner of Lots Nos. 7 and 8 on Plot of Lots of Sutton Farms hereinafter referred to; thence in a Southeasterly direction along the common dividing of Lots 7 and 8, South 30 degrees 00' East, four hundred fifty-five and seventy-five one-hundredths (455.75) feet to an iron pin corner on the common dividing line of Lot #8 and the lands of Bulford Farms, North 60 degrees 00' East, one hundred ninety-four and eleven one-hundredths (194.11) feet to an iron pin corner on the common dividing line of Lots Nos. 8 and 9; thence in a Northwesterly direction along the common dividing line of Lots Nos. 8 and 9, North 30 degrees 00' West, four hundred forty-nine and four one-hundredths (449.04) feet to an iron pin corner in the Southeasterly line of Sutton Farms Road; thence in a Southwesterly direction along the Southeasterly line of Sutton Farms Road, South 60 degrees 00' West, one hundred twenty-three and ninety-three one-hundredths (123.93) feet to a point in the Southeasterly line of Sutton Farms Road; thence in a Southwesterly direction along the Southeasterly line of Sutton Farms Road by a curve to the left having a radius of seven hundred fifty-one and six one-hundredths (751.06) feet, an arc length of seventy and twenty-eight one-hundredths (70.28) feet to an iron pin corner on the common dividing line of Lots Nos. 7 and 8. The place of BEGINNING.

CONTAINING two and no-hundredths (2.00) acres of land being the same more or less.

BEING all of Lot No. 8 on Plot of Lots of Sutton Farms as duly recorded in the Office of the Recorder of Deeds of Luzerne County in Map Book No. 40 at Page 115.

PARCEL NO. 31-F8S10A-001-016

BEING THE SAME PREMISES which Mark J. Celusniak and Cathy Celusniak conveyed by a deed dated on March 8, 2002 and Recorded in the Luzerne County Recorder of Deeds in Book 3002, Page 71720, Instrument #: 5428637 to Mark Broody and Judy Broody.

Property being known as 56 Sutton Farms Rd, Shavertown, PA 18708

Improvement thereon: Residential with buildings

Seized and taken in execution as the property of: Mark Broody and Judy Broody

PROPERTY ADDRESS: 56 SUTTON FARMS ROAD, SHAVERTOWN, PA 18708

UPI / TAX PARCEL NUMBER: 31-F8S10A-001-016

Seized and taken into execution to be sold as the property of JUDY BROODY A/K/A JUDY BROADY AND MARK D BROODY A/K/A MARK BROADY in suit of WELLS FARGO BANK, N.A. S/B/M TO WACHOVIA BANK, NATIONAL ASSOCIATION.

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**Attorney for the Plaintiff:**  
BROCK & SCOTT, PLLC  
JENKINTOWN, PA 844-856-6646

**BRIAN M. SZUMSKI, Sheriff**  
LUZERNE COUNTY, Pennsylvania