

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 6037/2021

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 11, 2022**  
**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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ALL that certain piece, parcel or tract of land and being in the Township of Ross, County of Luzerne, and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the Southerly side of a passageway designated as "Drive" said point being distant in the direction of South 32 degrees 14 minutes 30 seconds East 119.30 feet (previously erroneously referred to as 169.30 feet in that certain Deed recorded in Luzerne County Deed Book 1831 at Page 828) from the intersection of said "Drive" with the main Highway leading from Sweet Valley to Dallas:

THENCE South 57 degrees 45 minutes 30 seconds West 163.28 feet to a corner;

THENCE North 32 degrees 14 minutes 30 seconds West 50 feet to a corner;

THENCE North 57 degrees 45 minutes 30 seconds East 163.28 feet to the "Drive";

THENCE along the Southerly side of said "Drive" South 32 degrees 14 minutes 30 seconds East, 50 feet more or less, to the place of BEGINNING;

THIS CONVEYANCE includes the right to take water from a well or spring located upon the land heretofore conveyed by Charles W. Gosart, Jr., et ux., to Carol J. Sorber, et ux, by way of an Easement contained in Deed to them which applies to the within described property as well as the several other owners of lots in the plot of which this land is a part, reference to which being made same will more fully appear.

BEING the same premises conveyed to Paul E. Ansback (now deceased) by deed of Gary Pretty and Roxanne L. Pretty, his wife, dated September 5, 2018 and recorded September 7, 2018 in Luzerne County Recorder of Deeds Office in Book 3018 Page 168847.

PIN: G4S5 B003 L008

Plate No: 54-218-3-D11-6

Address: 3 Sunset Terrace, Sweet Valley, PA 18656

PROPERTY ADDRESS: 3 SUNSET TERRACE, SWEET VALLEY, PA 18656

UPI / TAX PARCEL NUMBER: 54-G4S5-003-008

Seized and taken into execution to be sold as the property of PAUL E. ANSBACK, UNKNOWN HEIRS OF, CATHY ANSBACK, JOSEPH ANSBACK, LELA ANSBACK, PAUL ANSBACK, AMY REMISH (MYLOTT), BRYAN SAVERCCOL, WANDA GYLE, CHRISTOPHER MYLOTT AND DALE MYLOTT in suit of LUZERNE BANK.

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Attorney for the Plaintiff:  
HOURIGAN KLUGER & QUINN  
KINGSTON, PA 570-287-3000

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