

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 3729/2022

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, AUGUST 01, 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.

By virtue of a Writ of Execution No. _____ issued out of the Court of Common Pleas of Luzerne County, directed to me, there will be exposed to public sale, by vendue or outcry to the highest and best bidders, for cash, in the Courthouse, in the City of Wilkes-Barre, Luzerne County, Pennsylvania, on August 4, 2023 at 10:30AM, in the forenoon of the said day, all the right, title and interest of the Defendant(s) in and to:

All that certain lot, piece or parcel of land situate in the Township of Pittston, County of Luzerne, and State of Pennsylvania, bounded and described as follow, to wit:

Beginning at an iron pin corner in the Northeasterly right of way line of Norman Street, said corner being the southeasterly corner of Lot #2 herein described, said corner being in the division line between Lot #1 and Lot #2 as shown on sub-division plan of Alfred and Stella Centrella as prepared by Thomas H. Mozeleski, P.L.S. and recorded in Luzerne County Map Book 49, Page 48.

Thence along the Northerly line of Norman Street, North 58° 01' West (54.48 feet) to an iron pin corner in the division line between Lot #2 and Lot #3; thence along the division line between Lot #2 and Lot #3, North 28° 55' 54" East (79.64 feet) to a corner in Southerly line of Lot #4; thence along the division line between Lot #2 and Lot #4 South 58° 01' East (58.72 feet) to a corner; thence along the division line between Lot #2 and Lot #1, South 31° 59' West (79.53 feet) to the place of beginning.

Containing 4,501.40 square feet of land, more or less.

Being the same property conveyed to Scott J. Mullen, single who acquired title by virtue of a deed from Rosemary E. Wincovitch and Michael J. Wincovitch, Jr., her husband, dated May 2, 2013, recorded May 3, 2013, at Instrument Number 201318924, and recorded in Book 3013, Page 81975, Office of the Recorder of Deeds, Luzerne County, Pennsylvania.

Premises improved with a single family dwelling more commonly known as 24 Norman Street, Pittston, PA 18640

Under and Subject to and together with the same reservations, conditions, restrictions, covenants, exceptions and easements as appear in prior chain of title.

Together with all buildings and improvements thereon.

The Property Identification Number of the above-described parcel is 51-E 11SE2-001-06A-000.

Plate No. 51-C-29-R-D133A-1-D2-3

Notice is hereby given to all claimants and parties in interest that the Sheriff will within thirty (30) days thereafter file a distribution in his office, where the same will be available for inspection and the distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter.

Seized and taken into execution at the suit of NewRez LLC d/b/a Shellpoint Mortgage Servicing against Scott J. Mullen, et al., and will be sold by:

Brian Szumski, Sheriff of Luzerne County

Katherine M. Wolf, Esquire
Kimberly J. Hong, Esquire
Michael E. Carleton, Esquire
Meredith H. Wooters, Esquire
Matthew P. Curry, Esquire
Alyk L. Oflazian, Esquire
Cristina L. Connor, Esquire

Manley Deas Kochalski LLC
P. O. Box 165028
Columbus, OH 43216-5028
614-220-5611

PROPERTY ADDRESS: 24 NORMAN ST, PITTSTON, PA 18640

UPI / TAX PARCEL NUMBER: 51-C-29-R-D133A-1-D2-3

Seized and taken into execution to be sold as the property of SCOTT J MULLEN in suit of NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING.

Attorney for the Plaintiff:
MANLEY DEAS KOCHALSKI LLC
COLUMBUS, OH 614-220-5611

BRIAN M. SZUMSKI, Sheriff
LUZERNE COUNTY, Pennsylvania