

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 10827/2022

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:

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 OR PARCEL OF LAND, BEING LOT NO. 1 OF ROCK HILL PHASE II DEVELOPMENT SITUATE IN THE TOWNSHIP OF SUGARLOAF, COUNTY OF LUZERNE AND COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS TO WIT:

BEGINNING AT A POINT THAT IS WESTERLY TWENTY FIVE FEET FROM THE CENTER OF TOWNSHIP ROUTE NO. 431, AND SOUTHERLY TWENTY FIVE FEET FROM THE CENTER OF TOWNSHIP ROUTE NO. 310;

THENCE ALONG THE WESTERLY RIGHT OF WAY LINE OF TOWNSHIP ROUTE NO. 431 THE FOLLOWING TEN COURSES AND DISTANCES;

- (1) SOUTH 15 DEGREES 18 MINUTES 02 SECONDS WEST (72.03) FEET.
- (2) SOUTH 04 DEGREES 32 MINUTES 28 SECONDS WEST (62.49) FEET.
- (3) SOUTH 07 DEGREES 25 MINUTES 32 SECONDS EAST (113.80) FEET.
- (4) SOUTH 00 DEGREES 52 MINUTES 05 SECONDS EAST (62.29) FEET.
- (5) SOUTH 09 DEGREES 35 MINUTES 35 SECONDS WEST (67.16) FEET.
- (6) SOUTH 21 DEGREES 17 MINUTES 44 SECONDS WEST (72.26) FEET.
- (7) SOUTH 25 DEGREES 44 MINUTES 07 SECONDS WEST (135.52) FEET.
- (8) SOUTH 27 DEGREES 55 MINUTES 41 SECONDS WEST (134.67) FEET.
- (9) SOUTH 33 DEGREES 27 MINUTES 25 SECONDS WEST (35.11) FEET.
- (10) SOUTH 47 DEGREES 23 MINUTES 09 SECONDS WEST (26.77) FEET.

THENCE THROUGH THE LAND OF THE GRANTORS AND ALONG THE EASTERLY LINE OF LOT NO. (2), NORTH 21 DEGREES 43 MINUTES AND 46 SECONDS WEST (413.22) FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY OF ROCK HILL DRIVE;

THENCE ALONG THE SOUTHERLY RIGHT OF WAY LINE OF SAID ROCK HILL DRIVE THE FOLLOWING THREE COURSES AND DISTANCES;

- (1) NORTH 68 DEGREES 16 MINUTES AND 13 SECONDS EAST (175.00) FEET.
- (2) ALONG A CURVE TO THE LEFT HAVING A RADIUS OF (175) FEET AN ARC DISTANCE OF (274.89) FEET AND A CHORD OF (247.49) FEET WHICH BEARS NORTH 23 DEGREES 16 MINUTES AND 13 SECONDS EAST.
- (3) ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF (12.38) FEET AN ARC DISTANCE OF (19.45) FEET AND A CHORD OF (17.51) FEET WHICH BEARS NORTH 23 DEGREES 16 MINUTES AND 13 SECONDS EAST, TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF TOWNSHIP ROUTE NO 310;

THENCE ALONG THE SOUTHERLY RIGHT OF WAY LINE OF SAID T.R. 310 NORTH 68 DEGREES 16 MINUTES AND 13 SECONDS EAST (99.51) FEET TO THE PLACE OF BEGINNING.

PIN 58-R5-00A-01L

BEING THE SAME PREMISES WHICH JOHN TRUBILLA AND VESTA TRUBILLA, HIS WIFE, BY DEED DATED 03/12/2020 AND RECORDED 05/01/2020 IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR THE COUNTY OF LUZERNE AS INSTRUMENT NUMBER 202019479, GRANTED AND CONVEYED UNTO STEPHEN JOSEPH DANKO, GRANTOR HEREIN.

PARCEL ID: 58-R5-00A-01L

COMMONLY KNOWN AS: 10 ROCK HILL DRIVE, SUGARLOAF, PA 18249

PARCEL NO.: 58-R5-00A-01L

TITLE TO SAID PREMISES IS VESTED IN: STEPHEN JOSEPH DANKO  
PROPERTY BEING KNOWN AS: 10 ROCK HILL DRIVE, SUGARLOAF, PA 18249

BEING LUZERNE COUNTY TAX PARCEL NUMBER AND PIN NUMBER: 58-R5-00A-01L

IMPROVEMENTS THEREON CONSIST OF: RESIDENTIAL PROPERTY

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: STEPHEN JOSEPH DANKO

Attorney: Kaitlin D. Shire, Esquire  
Hill Wallack LLP  
1000 Floral Vale Blvd., Suite 300  
Yardley, PA 19067  
(215) 579-7700

PROPERTY ADDRESS: 10 ROCK HILL DR, SUGARLOAF, PA 18249

UPI / TAX PARCEL NUMBER: 58-R5-00A-01L

**Seized and taken into execution to be sold as the property of STEPHEN JOSEPH DANKO in suit of WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST I.**

**Attorney for the Plaintiff:**  
HILL WALLACK LLP  
YARDLEY, PA 215-579-7700

**EUGENE A. GURNARI, Interim Sheriff**  
LUZERNE COUNTY, Pennsylvania