

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 4078/2022

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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By virtue of writ of execution issued by plaintiff:  
MORTGAGE ASSET MANAGEMENT, LLC  
To case number 202204078

ALL THAT CERTAIN lot, piece or parcel of land situate, lying and being in the Borough of Sugar Notch, county of Luzerne and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a corner dividing lands now or formerly of Stephen F. Rentko and lands of the grantors herein the Northerly line of Railroad Street, said corner being located one hundred three (103 feet west of the West line of Hemlock Street;

THENCE along lands now or formerly of said Stephen F. Rentko North 16 degrees 18 minutes West, one hundred seven and ten one-hundredths (107.10) feet to a corner in the Southerly right-of-way line of the Central Railroad of New Jersey;

THENCE along same, North 73 degrees 10 minutes East, seventy-one and twenty-five one-hundredths (71.25) feet to a corner of Lot No. 2;

THENCE along line dividing Lot Nos. 1 and 2 South 16 degrees 18 minutes East, one hundred seven (107) feet to a corner in the northerly line of Railroad Street, aforesaid;

THENCE along same, South 73 degrees 05 minutes West, seventy-one and twenty-five one-hundredths (71.25) feet to a corner,, the place of beginning.

BEING all of Lot No. 1 as shown on a map in Deed Book 1852 pager 490.

BEING MAP # #60-J9SWI-001-01E-000

BEING the same premises which Robert J. Kopp and Jane Kopp, his wide by deed dated April 4, 1975 and recorded April 10, 1975 in Luzerne County, PA in Deed Book 1852 page 490, granted and conveyed unto William J. Crossin and Patricia T. Crossin, his wife, in fee.

PROPERTY ADDRESS:

723 WOODLAND ROAD

SUGAR NOTCH, PA 18706

PARCEL NUMBERS: 60-J9SWI-001-01E-000

Title to said premises is vested in WILLIAM J. CROSSIN AND PATRICIA T. CROSSIN, HIS WIFE

Property being known as: 723 WOODLAND ROAD SUGAR NOTCH, PA 18706

Being Luzerne county tax parcel number and pin number: 60-J9SWI-001-01E-000

Improvements thereon consist of: RESIDENTIAL PROPERTY

Seized and taken in execution as the property of: WILLIAM J. CROSSIN; PATRICIA T. CROSSIN

PROPERTY ADDRESS: 723 WOODLAND RD, SUGAR NOTCH, PA 18706

UPI / TAX PARCEL NUMBER: 60-J9SWI-001-01E-000

Seized and taken into execution to be sold as the property of WILLIAM J CROSSIN AND PATRICIA T CROSSIN in suit of MORTGAGE ASSET MANAGEMENT, LLC.

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

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