

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2050/2024

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.

By virtue of writ of execution issued by Plaintiff, NewRez LLC d/b/a Shellpoint Mortgage Servicing
To Case number 202402050

SCHEDULE "A"

ALL the surface or right of soil of all that certain lot, piece or parcel of land situate, lying and being in the 9th Ward of the City of Wilkes-Barre, County of Luzerne and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a corner of Rees Street and Pershing Street

THENCE Northeast along the line of Pershing Street, forty (40) feet to a point in line of land now or late of J. Harry May and Gwyneth May, his wife;

THENCE in a Northerly direction along line of land now or late of J. Harry May and Gwyneth May, his wife, sixty one and one half (61 ½) feet to a point;

THENCE through the land of grantors in a Southwesterly direction and on a line parallel with Pershing Street, forty (40) feet to a point on Rees Street;

THENCE in the Southerly direction along the line of Rees Street, sixty one and one half (61 ½) feet to the place of BEGINNING.

BEING premises known and numbered 87 Pershing Street, Wilkes Barre, PA 18702

Tax Parcel Number: 73-I10NW1-011-044-000

BEING the same premises which Carl A. Whitehead and Jacqueline E. Whitehead, his wife, by Deed dated January 29, 2018 and recorded in the Official Records of Luzerne County on January 31, 2018 in Deed Book Volume 3018, Page 19490, as Instrument Number 201805426 granted and conveyed unto Garrett Woodling and Danielle Woodling, his wife.

Ian Yorke, Esq., Friedman Vartolo LLP, attorney for Plaintiff

Judgment Amount: \$44,597.98

Premise Being: 87 Pershing Street, Wilkes Barre, PA 18702

Seized and sold as the property of Danielle Woodling and Garrett M. Woodling

Judgment Number 202402050 (NewRez LLC d/b/a Shellpoint Mortgage Servicing v Danielle Woodling and Garrett M. Woodling)

Dated: September 6, 2024

/S/ Ian Yorke_____

(c) CountySuite Sheriff, Teleosoft, Inc.

Ian Yorke, Esq.

FRIEDMAN VARTOLO LLP

Attorneys for Plaintiff

PROPERTY ADDRESS: 87 PERSHING ST, WILKES BARRE, PA 18702

UPI / TAX PARCEL NUMBER: 73-I10NW1-011-044-000

Seized and taken into execution to be sold as the property of DANIELLE WOODLING AND GARRETT M WOODLING
in suit of NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING.

Attorney for the Plaintiff:
FRIEDMAN VARTOLO LLP
GARDEN CITY, NY 212-471-5100

BRIAN M. SZUMSKI, Sheriff
LUZERNE COUNTY, Pennsylvania