

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 10647/2023

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, APRIL 04, 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.

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By virtue of writ of execution issued by plaintiff:  
DLJ MORTGAGE CAPITAL, INC

To case number 2023-10647

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND SITUATE IN THE TOWNSHIP OF HANOVER, COUNTY OF LUZERNE AND COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS TO WIT:

BEGINNING AT A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SUNSET DRIVE, FORMERLY KNOWN AS DOGWOOD DRIVE, BEING A COMMON CORNER OF LOT NUMBERS 6 AND 7;

THENCE ALONG THE COMMON LINE OF LOT NO. 6 AND LOT NO. 7, NORTH 28 DEGREES 30 MINUTES ZERO SECONDS WEST 171.38 FEET TO A POINT;

THENCE NORTH 68 DEGREES 20 MINUTES ZERO SECONDS EAST 21.35 FEET TO A POINT;

THENCE SOUTH 77 DEGREES 36 MINUTES ZERO SECONDS EAST 42.62 FEET TO A POINT;

THENCE SOUTH 67 DEGREES 30 MINUTES ZERO SECONDS EAST 153.05 FEET TO A POINT;

THENCE ALONG THE COMMON LINE OF LOT NO. 8, SOUTH 11 DEGREES 48 MINUTES AND 56 SECONDS EAST 57.63 FEET TO A POINT;

THENCE ALONG THE NORTHERLY RIGHT-OF-WAY OF SUNSET DRIVE, ALONG A CURVE TO THE RIGHT WITH RADIUS OF 25 FEET AND A CHORD BEARING SOUTH 64 DEGREES 15 MINUTES 48 SECONDS WEST A DISTANCE OF 23.59 FEET TO A POINT;

THENCE ALONG A NORTHERLY RIGHT-OF-WAY OF SUNSET DRIVE, ALONG A CURVE TO THE LEFT WITH RADIUS OF 225 FEET AND A CHORD BEARING SOUTH 79 DEGREES 19 MINUTES 12 SECONDS WEST A DISTANCE OF 101.92 FEET TO A POINT;

THENCE ALONG THE NORTHERLY RIGHT-OF-WAY OF SUNSET DRIVE, SOUTH 66 DEGREES 13 MINUTES AND 48 SECONDS WEST A DISTANCE OF 12.86 FEET TO A POINT, THE PLACE OF BEGINNING.

CONTAINING (18,688.36) SQUARE FEET OF LAND, BEING THE SAME MORE OR LESS.

BEING ALL OF LOT NO.7 ON THE PLOT OF LOTS KNOWN AS THE JOHN T. BASAR RESIDENTIAL DEVELOPMENT

Title to said premises is vested in KATHLEEN KLEIN and TODD KLEIN, her husband

Property being known as: 111 SUNSET DRIVE HANOVER TOWNSHIP, PA 18706

Being Luzerne county tax parcel number and pin number: 25-18S1-027-007-000

Improvements thereon consist of: RESIDENTIAL PROPERTY

Seized and taken in execution as the property of: KATHLEEN KLEIN; TODD KLEIN

PROPERTY ADDRESS: 111 SUNSET DRIVE, HANOVER TWP, PA 18706

UPI / TAX PARCEL NUMBER: 25-18S1-027-007-000

**Seized and taken into execution to be sold as the property of KATHLEEN KLEIN AND TODD J KLEIN in suit of DLJ MORTGAGE CAPITAL, INC.**

**Attorney for the Plaintiff:**

ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC  
MT. LAUREL, NJ 855-225-6906

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