

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 10777/2024

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:

**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.

ALL THAT CERTAIN LOT OR PIECE OF GROUND SITUATE IN WILKES-BARRE CITY, COUNTY OF LUZERNE, COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A CORNER ON MATSON AVENUE;

THENCE BY SAME, SOUTH FIFTY-EIGHT (58) DEGREES EAST FIFTY-FIVE (55) FEET TO BACK CORNER OF LOT NO. TEN (10)

THENCE BY SOUTH THIRTY-TWO (32) DEGREES WEST ONE HUNDRED SIXTY-THREE (163) FEET BY THE REAR CORNER OF LOTS NOS. TEN (10), NINE (9) AND EIGHT (8) TO A CORNER OF LOT NO. THREE (3)

THENCE BY REAR LINE OF LOT NO. THREE (3) NORTH FIFTY-EIGHT(58) DEGREES WEST FIFTY-FIVE (55) FEET TO CORNER OF LOT NO. TWELVE (12)

THENCE BY LIEN OF LOT NO. TWELVE (12) NORTH THIRTY-TWO (32) DEGREES EAST ONE HUNDRED SIXTY THREE (163) FEET TO THE PLACE OF BEGINNING.

BEING LOT NO. 11 IN THE VILLAGE PLOT CALLED "LAUREL RUN", MADE BY JOHN W. HOLLENBACK AND RECORDED IN DEED BOOK NO 121, PAGE 310

BEING the same premises which Jennifer A. Sack, by Deed dated September 21, 2021 and recorded October 7, 2021 in the Office of the Recorder of Deeds in and for the County of Luzerne in Record Book 3021, Page 279038, granted and conveyed unto Robert Gross.

UPI/PIN/Tax ID: 73-H10NE2-009-002

COMMONLY KNOWN AS: 251 MATSON AVENUE, WILKES BARRE, PA 18705

TITLE TO SAID PREMISES IS VESTED IN:
ROBERT GROSS

PROPERTY BEING KNOWN AS: 251 MATSON AVENUE, WILKES BARRE, PA 18705

BEING LUZERNE COUNTY TAX PARCEL NUMBER AND PIN NUMBER: 73-H10NE2-009-002

PROPERTY ADDRESS: 251 MATSON AVE, WILKES BARRE, PA 18705

UPI / TAX PARCEL NUMBER: 73-H10NE2-009-002

Seized and taken into execution to be sold as the property of ROBERT GROSS in suit of NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING S/B/M SPECIALIZED LOAN SERVICING, LLC.

