

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 9632/2023

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:

THURSDAY, JUNE 05, 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.

By virtue of writ of execution issued by plaintiff: Newrez LLC D/B/A Shellpoint Mortgage Servicing

To case number: 202309632

PARCEL NO. 1:

ALL that certain Lot or parcel of land situate in Hazle Township, Luzerne County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the Southerly right-of-way line of Township Road (Route #319) leading from Hazleton to Hazle Brook, said point being located South Fifteen degrees Eleven minutes East (S. 15° 11' E.) One Thousand Nine Hundred Thirty-eight and Thirty-four One-hundredths (1938.34) feet from a brown set stone marking the Northwest corner of the John Moore Warrantee Tract;

THENCE along the Southerly right-of-way line North Eighty-one degrees Twenty-six minutes East (N. 81° 26' E.) Sixty-three (63.00) feet, more or less, to a point;

THENCE South Eight degrees Thirty -four minutes East (S. 8° 34' E.) Two Hundred Forty (240 .00) feet, more or less, to a point;

THENCE South Eighty-one degrees Twenty-six minutes West (S. 81° 26' W.) Fifty and Ninety-One-hundredths (50.90) feet, more or less, to a point;

THENCE North Eight degrees Thirty-four minutes West (N. 8° 34' W.) One Hundred Sixty-Eight and Fifty One-Hundredths (168.50) Feet, more or less, to a point;

THENCE South Eighty-One degrees Twenty-Six minutes West (S. 81° 26' W.) Twelve and Ten One hundredths (12.10) Feet, more or less, to a point;

THENCE North Eight degrees Thirty -four minutes West (N. 8° 34' W.) through the dividing partition of House No. 76 and 77 Seventy-one and Fifty One- hundredths (71.50) feet, more or less to a point, The place of BEGINNING.

CONTAINING Three Hundred One-thousandths (0.300) of an acre, more or less.

PIN: T9S2 B2 L3

PARCEL NO. 2:

ALL that certain piece or parcel of land situate in Stockton No. 7 Village, Hazle Township, Luzerne County, Pennsylvania, bounded and described as follows:

BEGINNING at a point on the Southerly right-of-way line of Township Road (T-319) leading from Hazleton to Hazle Brook, said point being located South Fifteen degrees Eleven minutes East (S. 15° 11' E.) One Thousand Nine Hundred Thirty-eight and Thirty-four One-hundredths (1,938.34) feet from a stone monument marking the Northwesterly corner of the John Moore Warrantee Tract;

THENCE South Eight degrees Thirty-four minutes East (S. 8° 34' E.) through the partition dividing House No. 77 and House No. 76 Seventy-one and Five tenths (71.5) feet to a point;

THENCE through the said John Moore Warrantee Tract the following three courses and distances: (1) North Eighty-one degrees Twenty-six minutes East (N. 81° 26' E.) Twelve and One tenth (12.1) feet to a point (2) South Eight degrees Thirty-four minutes East (S. 8° 34' E.) One Hundred Sixty-eight and Five tenths (168.5) feet to a point and (3) South Eighty-one degrees Twenty-six minutes West (S. 81° 26' W.) Twenty-four and Two tenths (24.2) feet, more or less, to a point:

THENCE North Eight degrees Thirty-four minutes West (N. 8° 34' W.) through the partition dividing House No. 77 and House No. 78 Two Hundred Forty (240.00) feet, more or less to a point on the said Southerly right-of-way line of Township Road;

THENCE along said Southerly right-of-way line North Eight-one degrees Twenty-six minutes East (N.81° 26' E.) Twelve and One tenth (12.1) feet, more or less, to a point, the place of BEGINNING.

CONTAINING One Hundred Thirteen One-thousandths (0.113) of an acre. more or less, together with One-fourth (1/4) of a four (4) family dwelling known as House No. 77, and being a portion of:

The John Moore Warrantee Tract which Benjamin A. Bidlack, Treasurer of the County of Luzerne, in the Commonwealth of Pennsylvania by deed dated the 9th day of June, 1834, granted and conveyed unto Charles Sidney Coxe in Fee, and by sundry devises and conveyances said premises have become vested in the Grantor herein.

PIN: T9S2 B2 L2

TITLE TO SAID PREMISES IS VESTED IN Matthew Gamroth and Mary Gamroth, his wife, by deed from Donna J. DePrisco, Executrix of the Estate of Ruth E. Panco, dated May 26, 2005, recorded May 27, 2005 in the Luzerne County Clerk's/Register's Office in Deed Book 3005, Page 129480.

By Virtue of Death of said Mary Gamroth on August 16, 2017, title vest in Matthew Gamroth, as surviving tenant by the entirety.

Property being known as 1326 Hazlebrook Road, Hazle Township, PA 18201

Being Luzerne County Tax Parcel Number and PIN Number: 26-T9S2-002-002-000 and 26-T9S2-002-003-000

Improvements consist of: Residential Dwelling

Seized and taken in execution as the property of: Matthew Gamroth.

PROPERTY ADDRESS: 1326 HAZLEBROOK RD, HAZLE TWP, PA 18201

UPI / TAX PARCEL NUMBER: 26-T9S2-002-002-000 and 26-T9S2-002-003-000

Seized and taken into execution to be sold as the property of MATTHEW W GAMROTH in suit of NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING.