

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 10902/2024

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:

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 a Writ of Execution Issued by: CROSSCOUNTRY MORTGAGE, LLC c/o NATIONSTAR MORTGAGE LLC

To: NO. 202410902

All those certain Lots, piece or parcel of land situate, lying and being in the Township of Pittston, county of Luzerne and state of Pennsylvania, bounded and described as follows to wit:

BEGINNING at the Northerly corner of a parcel of surface conveyed by Hillside Coal and Iron Company to Wendelin L. Saile by deed dated August 12, 1914; said place of beginning also being in the southwesterly line of Bear Creek Road; thence South 61 degrees 33 minutes West along the Northwesterly line of surface so conveyed to Wendelin L. Saile a distance of 217.8 feet to the Westerly corner; thereof thence North 19 degrees 07 minutes West a distance of 121.46 feet to the Southerly corner of Lot No. 166 Bear Creek Road; thence North 55 degrees 13 minutes East along the Southeasterly line of said Lot No. 166 a distance of 200 feet to the Easterly corner thereof which is in the aforesaid Southwesterly line of Bear Creek Road; thence Southeasterly along said Southwesterly line of Bear Creek Road a distance of 135 feet to the place of beginning.

TITLE TO SAID PREMISES VESTED IN Gladys Lopez Castro deeded by Joseph L. Lokuta, as remainderman Dated: June 9, 2023 Recorded: June 9, 2023 Bk/Pg #: 3023/102379.

PROPERTY BEING KNOWN AS: 812 Suscon Road

Pittston, PA 18640

Being

PIN #: E12S2 B5 L10

Improvements thereon consist of RESIDENTIAL

Seized and taken in execution as the property of: Gladys Lopez Castro

PROPERTY ADDRESS: 812 SUSCON RD, PITTSTON, PA 18640

UPI / TAX PARCEL NUMBER: E12S2 B5 L10

Seized and taken into execution to be sold as the property of GLADYS LOPEZ CASTRO in suit of CROSSCOUNTRY MORTGAGE, LLC.

Attorney for the Plaintiff:
KML LAW GROUP
PHILADELPHIA, PA 215-627-1322

BRIAN M. SZUMSKI, Sheriff
LUZERNE COUNTY, Pennsylvania