

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 11407/2019

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, OCTOBER 03, 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: Nationstar Mortgage LLC

No. 2019-11407

Parcel 1

ALL that certain piece, parcel or lot of land situate in the Township of Dennison, County of Luzerne, State of Pennsylvania, bounded and described as follows:

Beginning at an iron stake on the North side of the public road leading from White Haven-Wilkes-Barre Highway to Oley Valley, said being the Southwest corner of Lot No. 10; thence along lands of Chester and Mary Zmiejko in a Northwesterly direction to an iron stake, the same being the Northeast corner of lands of Chester and Mary Zmiejko; thence South eighty-two (82) degrees thirty-six (36) minutes East along lands of Joseph Pasek a distance of forty (40) feet to an iron stake; thence South seven (7) degrees twenty-four (24) minutes West along lands of Grantees a distance of two hundred (200) feet to point on the North side of public road, to place of beginning.

Being a part of Lot Number Nine (9).

Parcel 2

All that certain lot, piece or parcel of land situate in Dennison Township, Luzerne County, Pennsylvania, bounded and described as follows, to-wit:

Beginning at a point 192.72 feet West of the intersection of The White Haven to Wilkes-Barre highway and a road leading from White Haven to Freeland;

thence North eighty-two (82) degrees, forty-two (42) minutes West, 170.2 feet to a point;

thence North seven (7) degrees twenty-four (24) minutes East, 200.0 feet to a point;

thence South thirty-three (33) degrees 250.0 feet East to the place of beginning.

Containing 17,020 square feet of land being marked Lot No. 10 on the map or plan of lots of the grantor as surveyed by John A. Sosnowski, P.R.E., dated April 12, 1947.

PIN NO. O12S3-001-013

BEING the same premises which Dolores J. Austin, Edward Zmiejko and Sandra Kay Younker by Deed dated December 22, 2015 and recorded in the Office of Recorder of Deeds of Luzerne County on January 4, 2016 at Book 3016, Page 804 granted and conveyed unto Kimberly A. Gerlowsky and Robert L. Gerlowsky.

PROPERTY BEING KNOWN AS 11-13 Peat Moss Road, White Haven, PA 18661

Being Luzerne County Tax Plate No. 012S3-001-013 and PIN: 13O12S3 001013000

IMPROVEMENTS thereon consist of: Residential Real Estate

Seized and taken in execution as the property of: Kimberly A. Gerlowsky and Robert L. Gerlowsky

PROPERTY ADDRESS: 11-13 PEAT MOSS RD, WHITE HAVEN, PA 18661

UPI / TAX PARCEL NUMBER: 13O12S3 001013000

Seized and taken into execution to be sold as the property of KIMBERLY A. GERLOWSKY AND ROBERT L. GERLOWSKY in suit of NATIONSTAR MORTGAGE LLC.

Attorney for the Plaintiff:
STERN & EISENBERG, PC
WARRINGTON, PA 215-572-8111

BRIAN M. SZUMSKI, Sheriff
LUZERNE COUNTY, Pennsylvania