

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2928/2025

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.

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By virtue of writ of execution issued by plaintiff: Nationstar Mortgage LLC

To case number: 2025-02928

All that certain lot, piece or parcel of land situate in the Borough of Dallas, County of Luzerne and State of Pennsylvania

Beginning at an iron rebar set in place along the southwesterly line of Maplewood Avenue, said rebar also being the common northeasterly corner between Lots No. 17 and 18 as shown on a map entitled "Dallas Heights Allotted for the Peoples Cooperative Development Company," as prepared by Smith and Welles, dated July 1922 and recorded in Map Book 2 at page 124;

Thence along said Lot No. 17, South 54 degrees, 43' 00" West, one hundred fifty and no hundredths (150.00) feet to an iron rebar set in place along the northeasterly line of Washington Avenue and also being the common southwesterly corner between Lots No. 17 & 18:

Thence along said Washington Avenue, North 35 degrees 17' 00" West, forty-five and no hundredths (45.00) feet to an iron rebar set in place, being located North 35 degrees 17' 00" West, five and no hundredths (5.00) feet from the common southwesterly corner between Lots No. 19 & 20;

Thence through Lot No. 20 and being five (5) feet northwesterly from and parallel to said line between Lots No. 19 & 20, North 54 degrees 5' 00" East, one hundred fifty and no hundredths (150.00) feet to an iron rebar set in place along said Maplewood Avenue, said rebar also being located North 35 degrees 17' 00" West, five and no hundredths (5.00) feet from the common northeasterly corner between Lots No. 19 & 20;

Thence along said Maplewood Avenue, South 35 degrees 17' 00" West, forty-five and no hundredths (45.00) feet to the point and place of beginning.

The above parcel contains 6,750 square feet of land, more or less and is all of Lots No. 18 & 19 and the southeasterly five (5) feet of Lot No. 20, as shown on a map entitled "Survey Map – Lands of Daniel Bernard McCue & Theresa Ruth McCue", as prepared by Nicholas A. Piccini, P.L.S., dated 11/06, and being attached hereto and made a part hereof.

Title to said premises is vested in Floyd J. Goble, by deed from Dolores A. Goble, dated June 7, 2012, recorded June 21, 2012, in the Luzerne County Clerk's/Register's Office in Deed Book 3012, Page 104781.

Property being known as: 34 Maplewood Avenue, Borough of Dallas, PA 18612

Being Luzerne county tax parcel number and pin number: 11-E8NW4-002-001

Improvements thereon consist of: Single-family residential dwelling

Seized and taken in execution as the property of: Floyd J. Goble

PROPERTY ADDRESS: 34 MAPLEWOOD AVE, DALLAS, PA 18612

UPI / TAX PARCEL NUMBER: 11-E8NW4-002-001

Seized and taken into execution to be sold as the property of FLOYD J GOBLE in suit of NATIONSTAR MORTGAGE LLC.

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**Attorney for the Plaintiff:**  
MCCALLA RAYMER LEIBERT PIERCE LLC  
ISELIN, NJ 445-207-4041

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