

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 6481/2025

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, JUNE 12, 2026
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 Plaintiff; Nationstar Mortgage LLC

To case number 2025-06481

ALL THAT CERTAIN LOT OR PIECE OF GROUND SITUATE IN DALLAS TOWNSHIP, COUNTY OF LUZERNE, COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A POINT ON THE NORTHWESTERLY SIDE OF LR 40050, SAID POINT BEING A COMMON CORNER WITH LANDS OF F. JABER.

THENCE SOUTH 51 DEGREES 03 MINUTES WEST 175.29 FEET ALONG THE NORTHWESTERLY SIDE OF LR 40050 TO A CORNER OF LOT #2 OF THE MONTROSS SUBDIVISION.

THENCE NORTH 28 DEGREES 46 MINUTES WEST 300.00 FEET ALONG LOT #2 TO A POINT IN LINE OF LOT #3 OF THE MONTROSS SUBDIVISION.

THENCE NORTH 51 DEGREES 03 MINUTES EAST 193.77 FEET ALONG LOT #3 TO A POINT IN LINE OF LANDS OF F. JABER.

THENCE SOUTH 25 DEGREES 20 MINUTES EAST 303.81 FEET ALONG LAND OF F. JABER TO THE POINT OF BEGINNING.

CONTAINING 1.20 ACRES.

BEING LOT # 1 OF THE MONTROSS SUBDIVISION AS RECORDED ON DECEMBER 20, 1993 IN LUZERN COUNTY MAP BOOK 77 PAGE 8.

A.P.N. # D7S8 B01 L13D

BEING the same premises conveyed to Michael J. Ruger, as sole owner, by deed of Brian M. Sickler, dated January 19th, 2013, and recorded on January 22nd, 2013 in Luzerne County Record Book 3013, Page 14317. Instrument # 6041438.

PIN 10-D7S8 -001-13D-000

PARCEL #: 10-D7S8 -001-13D-000

Improvements thereon consist of: Residential Single Family Dwelling

Property being known as: 224 E 42nd Street, Dallas, PA 18612

Seized and taken in execution as the property of: Michael J. Ruger

PROPERTY ADDRESS: 224 E 42ND ST, DALLAS, PA 18612

UPI / TAX PARCEL NUMBER: 10-D7S8 -001-13D-000

Seized and taken into execution to be sold as the property of MICHAEL J RUGER AND THE UNITED STATES OF AMERICA in suit of NATIONSTAR MORTGAGE LLC.

Attorney for the Plaintiff:
ROMANO GARUBO & ARGENTIERI
WOODBURY, NJ 856-384-1515

BRIAN M. SZUMSKI, Sheriff
LUZERNE COUNTY, Pennsylvania