

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 7494/2022

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, AUGUST 07, 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 writ of execution issued by plaintiff:

NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING

To case number 2022-07494

ALL that certain piece or parcel of land situated in the Township of Rice, County of Luzerne, and Commonwealth of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a corner in the westerly line of Lake Road, said corner being the northeast corner of lands now or late of Joseph E. Gibbon, et ux.

THENCE along the northerly line of lands now or late of Joseph E. Gibbon, et ux., and through lands now or late of Frank J. Bavitz, et ux., South 75 degrees 10 minutes West, four hundred (400) feet to a corner in the easterly line of a proposed Street known as Myrtle Road;

THENCE along said last mentioned line, North 14 degrees 50 minutes West, one hundred fifty (150) feet to a corner in the southerly line of a proposed fifty (50) foot street;

THENCE along the southerly line of aforesaid fifty (50) foot Street, North 75 degrees 19 minutes East, four hundred (400) feet to a corner in the aforementioned westerly line of Lake Road;

THENCE along the westerly line of Lake Road, South 14 degrees 50 minutes East, one hundred fifty (150) feet to the place of Beginning.

CONTAINING 1.38 acres, more or less.

BEING the same premises conveyed to David Sutlof and Sandra D. Norton, dated October 24, 1998 and recorded November 19, 1998 in Luzerne County Deed Book 2660, page 312.

Title to said premises is vested in DAVID SATTOF AND SANDRA D. SATTOF, HUSBAND AND WIFE

Property being known as: 2635 BLYTHEBURN RD, MOUNTAIN TOP, PA 18707

Being Luzerne county tax parcel number and pin number: 53-M8S2 -001-05C-000

Improvements thereon consist of: RESIDENTIAL PROPERTY

Seized and taken in execution as the property of: DAVID SATTOF AND SANDRA D. SATTOF, HUSBAND AND WIFE

PROPERTY ADDRESS: 2635 BLYTHEBURN RD, MOUNTAIN TOP, PA 18707

UPI / TAX PARCEL NUMBER: 53-M8S2 -001-05C-000

Seized and taken into execution to be sold as the property of DAVID SATTOF AND SANDRA D SATTOF in suit of
NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING.

Attorney for the Plaintiff:
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
MT. LAUREL, NJ 855-225-6906

EUGENE A. GURNARI, Interim Sheriff
LUZERNE COUNTY, Pennsylvania