SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 4524/2025

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, DECEMBER 04, 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.

ALL THAT CERTAIN lot, piece or parcel of land situate in the Borough of Larksville, County of Luzerne and the Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the Northerly side line of Allen Drive, said point being a corner common to Lots 86 and 87;

THENCE along Allen Drive South sixty-three degrees five minutes West (S 63? 05' W) seventy-seven (77) feet to a corner;

THENCE along a curve having a radius of twenty (20) feet an arc length of thirty-one and forty-two hundredths (31.42) feet to a corner on the Easterly side line of Michael Drive;

THENCE along Michael Drive North twenty-six degrees fifty minutes West (N 26? 50' W) eighty (80) feet to a corner;

THENCE along a line common to lots 85 and 86 North sixty-three degrees five minutes East (N 63? 05' E) ninety-seven (97) feet to a corner;

THENCE along a line common to 86 and 87, South twenty-six degrees fifty-five minutes East (S 26? 55' E) one hundred feet to the place of beginning.

BEING all of Lot 86 as laid out on plot of lots of Birchwood Estates, Inc., (Phase 1) by Leo F. Gavlick, P.E., Consulting Engineer, as recorded in the Recorder of Deeds Office of Luzerne County in Map Book 33, page 27.

SUBJECT to the Protective Covenants for Birchwood Estates, Larksville, Pennsylvania as recorded in Luzerne County Deed Book 1258 at page 378.

BEING known as 26 Allen Drive, Larksville, PA 18704.

Parcel ID H8S4-013-007

Being the same premises which Todd Battista and Kristen Battista, his wife by Deed dated 11/17/2009 and recorded 11/23/2009, in the Office of the Recorder of Deeds in and for the County of Luzerne, in Deed Book 3009, Page 233591, granted and conveyed unto Melanie J. Piccarreta-Bobb and Richard E. Bobb, wife and husband, in fee.

Tax Parcel: 38-H8S4-013-007-000 AKA H8S4-013-007

Premises Being: 26 Allen Dr, Larksville, PA 18704

PROPERTY ADDRESS: 26 ALLEN DR, LARKSVILLE, PA 18704

UPI / TAX PARCEL NUMBER: 38-H8S4-013-007-000

Seized and taken into execution to be sold as the property of MELANIE J PICCARRETA-BOBB AND RICHARD E BOBB in suit of NATIONSTAR MORTGAGE LLC.

Attorney for the Plaintiff:
BROCK & SCOTT PLLC
WINSTON-SALEM, NC 888-461-7908

GENESIS C. ARIAS, Sheriff
LUZERNE COUNTY, Pennsylvania

(c) CountySuite Sheriff, Teleosoft, Inc.