

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 10855/2018

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: DLJ MORTGAGE CAPITAL, INC.

To: NO. 201810855

All that certain property situated in the Borough of Harveys Lake in the County of Luzerne and Commonwealth of Pennsylvania, being described as follows: Pin No. D7S10 B4 L17C. Being more fully described in a Deed Dated 04/29/1991 and recorded 12/03/1991, among the Land Records of the County and State set forth above, in Deed Volume 2405 and Page 104. Tax Map or Parcel ID No.: 74-40-483-D3-1-D3

ALSO DESCRIBED AS:

All that certain piece or parcel of land situate in the Borough of Harveys Lake, Luzerne County, Pennsylvania, bounded and described as follows:

BEGINNING at a point, said point being an iron pin set in a stone row at the Western most corner of lands now or formerly of Nicholas and Linda Mazur.

THENCE along lands now or formerly of said Nicholas and Linda Mazur South Seventy-Nine Degrees Fifteen Minutes Forty-Five Seconds East (S79 15 45 E) One Hundred Thirty and Sixty-Four Hundredths (130.64) feet to an iron pin.

THENCE along Lands now or formerly of Robert and Sarah Reilly, the Following two (2) courses and distances:

(a) South Twelve Degrees Forty Two Minutes no Seconds West 65 (S12 42 00 W) One Hundred Four and Sixty-Five Hundredths (104.65) feet to a point.

(b) South Seventy-Nine Degrees Four Minutes Twenty Seconds East (S 79 04 20 E) One Hundred Thirty-Four and Seventy-One Hundredths (134.71) feet to a point.

THENCE along lands of the Grantors herein the Following two (2) courses and distances:

(a) South Fifteen Degrees Fifty-Seven Minutes Forty-Five Seconds West (S 15 57 45 W) One Hundred Seventy and Eighty-Two Hundredths (170.82) feet to iron pin.

(b) South Eighty-Nine Degrees; Twenty-Four Minutes no Seconds West (S 89 24 00 W) Two Hundred Fifty-One and Forty-Eight Hundredths (251.48) feet to an iron pin.

THENCE in or along a stone row North Ten Degrees Forty-Eight Minutes no Seconds East, (N 10 48 00 E) Three Hundred Twenty-Four and Fifty-Seven Hundredths (324.57) feet to the point of beginning.

CONTAINING 1.44 acres more or less.

BEING all of Lot #1 of the WILLIAM CASTERLINE SUBDIVISION as approved by the Harveys Lake Borough Planning Commission and as recorded in the Office of the Recorder of Deeds in and for the County of Luzerne in Map Book 59 at Page 61.

TITLE TO SAID PREMISES VESTED IN William G. Casterline and Dennise Rafferty, as joint tenants with right of survivorship deeded by William A. Casterline and Elizabeth A. Casterline, his wife Dated: April 29, 1991 Recorded: December 3, 1991 Bk/Pg #:2405/104.

PROPERTY BEING KNOWN AS: 21 Casterline Road

Shawanese, PA 18654

Being PIN #: D7S10 B4 L17C

Improvements thereon consist of RESIDENTIAL

Seized and taken in execution as the property of: IN William G. Casterline and Dennise Rafferty, as joint tenants with right of survivorship

PROPERTY ADDRESS: 21 CASTERLINE RD, SHAWANESE, PA 18654

UPI / TAX PARCEL NUMBER: D7S10 B4 L17C

Seized and taken into execution to be sold as the property of CASTERLINE, DENNISE A/K/A DENNISE RAFFERTY AND WILLIAM G CASTERLINE in suit of DLJ MORTGAGE CAPITAL, INC.

Attorney for the Plaintiff:
KML LAW GROUP
PHILADELPHIA, PA 215-627-1322

EUGENE GURNARI, Interim Sheriff
LUZERNE COUNTY, Pennsylvania