

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 5504/2025

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, 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 a Writ of Execution filed to No. 2025-05504

Nations Direct Mortgage, LLC v. Suzanna L. Cramer and Thomas Lewis Cramer

Owner of the property situate in the Township of Lake, Luzerne County, Pennsylvania

PROPERTY BEING KNOWN AS 418 Sorber Mountain Road, Noxen, PA 18636

Being Luzerne County Tax Plate No. 37-C5-00A-11F-000 and PIN: 37C5 00A11F000

ALL that certain piece or parcel of land being situate in the Township of Lake, County of Luzerne and Commonwealth of Pennsylvania, bounded and described as follows, to wit: LOT #1, ROOD MINOR SUBDIVISION BEGINNING at a set iron pin corner in the westerly right-of-way line of Township Route #750, said corner being the northeasterly corner of Lot #1 on the Plot of Lots known as the Rood Minor Subdivision, hereinafter referred to;

THENCE along the easterly right-of-way line of Township Route #750 the following three (3) courses and distances:

- 1) South 15° 07' 19" West forty-eight and eighty one-hundredths (48.80) feet;
- 2) South 10° 05' 28" West ninety-three and seventeen one-hundredths (93.17) feet;
- 3) South 7° 25' 19" West two hundred forty-nine and eighty-three one-hundredths (249.83) feet to a set iron pin corner, being in a northerly line of lands now or formerly of Patricia Jones and Keith, Brian, Lessa and Kimberly Sorber;

THENCE along the said northerly line of lands now or formerly of Patricia Jones and Keith, Brian, Lessa and Kimberly Sorber, North 73° 38' 38" West three hundred fifty-one and forty-six one-hundredths (351.46) feet to a set iron pin corner, being a common corner of Lots #1 and #2;

THENCE along the division line between Lots #1 and #2 North 7° 13' 00" East four hundred six and eighty-one one-hundredths (406.81) feet to a set iron pin corner, being in the northerly lie of lands now or formerly of John, Walter and Ronald Sorber;

THENCE along the southerly line of lands now or formerly of John, Walter and Ronald Sorber and lands now or formerly of Faith Honeywell South 71° 32' 24" East three hundred sixty-six and thirty-one one-hundredths (366.31) feet to the place of BEGINNING.

CONTAINING (3.21) acres of land, being the same, more or less.

BEING all of Lot #1 on the Plot of Lots known as the Rood Minor Subdivision as recorded on November 8, 2001 in the Luzerne County Courthouse Recorder of Deeds Map Book 147, page 8.

The title to the 1988 Titan Mobile Home #19-9-166-5857 was surrendered to the State: The Mobile Home is affixed and attached to the land and now part of the real estate.

PIN: 37-C5-00A-11F

BEING the same premises conveyed to the Mortgagor herein by Deed of Pamela S. Jesso, dated March 30, 2020 and about to be recorded herewith.

BEING the same premises which Pamela S. Jesso by Deed dated April 3, 2020 and recorded in the Office of Recorder of Deeds of Luzerne County on April 22, 2020 at Book 3020, Page 61755 granted and conveyed unto Thomas Lewis Cramer and Suzanna L. Cramer.

Improvements thereon consist of: Residential Real Estate

Attorneys for Plaintiff
Stern & Eisenberg, PC

PROPERTY ADDRESS: 418 SORBER MOUNTAIN RD, NOXEN, PA 18636

UPI / TAX PARCEL NUMBER: 37-C5-00A-11F

**Seized and taken into execution to be sold as the property of SUZANNA L CRAMER AND THOMAS LEWIS CRAMER
in suit of NATIONS DIRECT MORTGAGE, LLC.**

Attorney for the Plaintiff:
STERN & EISENBERG PC
WARRINGTON, PA 215-572-8111

EUGENE A. GURNARI, Interim Sheriff
LUZERNE COUNTY, Pennsylvania