

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 13731/2024

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 issued by plaintiff: Vanderbilt Mortgage and Finance, Inc.

To case no. 2024-13731

ALL THAT CERTAIN lot, piece or parcel of land with the improvements thereon situate in the Township of Fairmount, County of Luzerne, Commonwealth of Pennsylvania, together with any and all residual, inchoate, and remainder rights which Grantors own or may own in relation to the property bounded and described as follows, to-wit:

BEGINNING at a No. 4 rebar found on the Westerly sideline of Township Route 616 (aka Saxe Road), said pin being a corner of common to lands now or formerly of Engle; THENCE along the side of the road North zero degree three minutes forty seconds West (N 00° 03' 40" W), one hundred and nine and ninety-three hundredths (109.93) feet and North nine degrees thirty-three minutes thirty seconds East, (N 09° 33' 30" E) seventy and twenty-four hundredths (70.24) feet to a set No. 4 rebar on the Southerly side of Township Route 559; THENCE along that road North seventy-nine degrees fifty-three minutes thirty seconds West (N 79° 53' 30" W), two hundred forty-four and sixty-four hundredths (244.64) feet to a set No. 4 rebar; THENCE in North eighty-three degrees thirty-nine minutes fifty seconds West (N 83° 39' 50" W), sixty-two and sixty-six hundredths (62.66) feet to a point, said point being South zero degrees forty-two minutes East (S 00° 42' E), four and ten hundredths (4.1) feet from a found (bent) No. 6 rebar; THENCE along lands now or formerly of Bogert, South one degree one minute West, (S 01° 01' W), one hundred seventy-seven and two hundredths (177.02) feet to the place of BEGINNING.

BEING subject to an access easement for a driveway leading to lands now or formerly occupied by Bogert and described as follows: BEGINNING at a point North eighty-three degrees thirty-nine minutes fifty seconds West (N 83° 39' 50" W), twenty (20) feet from a No. 4 rebar set on the Southerly side of Township Route 559; THENCE South one degree one minute West (S 01°01' W), thirty (30) feet to a point in the line now or formerly between Bogert and S. Saxe; THENCE through lands now or formerly of S. Saxe, North fifty-nine degrees thirty minutes East (N 59° 30' E) forty-nine and eighty-three hundredths (49.83) feet to the place of BEGINNING, all as shown on a plat entitled the "Saxe Subdivision" by John Frederick Friden, PLS, dated February 26, 2009, revised per County letter of April 9, 2009, and recorded on April 28, 2009, at the Office of the Recorder of Deeds in and for Luzerne County in Map Book 222, Page 73.

BEING the same premises which Clarence E. Saxe and Nancy B. Saxe, his wife, by Deed dated 03/15/2011 and recorded 03/16/2011 in the Office of the Recorder of Deeds in and for the County of Luzerne in Record Book 3011, Page 46206, granted and conveyed unto Steven E. Saxe.

AND ALSO BEING the same premises which Steven E. Saxe, joined by his wife, Noelle Lynn Saxe, by Deed dated 07/17/2023 and recorded 07/25/2023 in the Office of the Recorder of Deeds in and for the County of Luzerne in Record Book 3023, Page 132641, granted and conveyed unto Steven E. Saxe a/k/a Steven Saxe and Noelle Lynn Saxe, husband and wife, as tenants by the entirety.

For Information Only: Being Parcel No. 19-G2 -00A-28J-000

Being also known as 79 Saxe Road, Sweet Valley, PA 18656

Said parcel of land contains a Clayton mobile home; VIN CLH049434TNABAC

BEING MORE FULLY DESCRIBED IN A DEED DATED 07/17/2023 AND RECORDED 07/25/2023, AMONG THE LAND RECORDS OF THE COUNTY AND STATE SET FORTH ABOVE, IN DEED VOLUME 3023, PAGE 132641.

Title to said premises is vested in: Steven E. Saxe a/k/a Steven Saxe and Noelle Lynn Saxe
Property being known as: 79 Saxe Road, Sweet Valley, PA 18656

Being Luzerne County tax parcel number and pin number 19-G2 -00A-28J-000

Improvements thereon consist of: Residential Dwelling

Seized and taken in execution as the property of: Steven E. Saxe a/k/a Steven Saxe and Noelle Lynn Saxe

PROPERTY ADDRESS: 79 SAXE RD, SWEET VALLEY, PA 18656

UPI / TAX PARCEL NUMBER: 19-G2 -00A-28J-000

Seized and taken into execution to be sold as the property of SAXE, STEVEN E A/K/A STEVEN SAXE AND NOELLE LYNN SAXE in suit of VANDERBILT MORTGAGE AND FINANCE, INC.

Attorney for the Plaintiff:
WEBER GALLAGHER SIMPSON ET AL
PHILADELPHIA, PA 215-972-7900

EUGENE A. GURNARI, Interim Sheriff
LUZERNE COUNTY, Pennsylvania