

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 1969/2026

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.

ALL THAT CERTAIN lot of land situated in Butler Township, Luzerne County, Commonwealth of Pennsylvania known as Lot 96 of the Sand Springs Phase 6B-C/6A Subdivision dated November 22, 2019, as prepared by Hanover Engineering Associates, Inc. is bounded and described as follows:

BEGINNING at a common corner on the northerly right-of-way Long Run Road (50 feet wide), said point being a common corner with Lot 94 of the said Subdivision; thence along said right-of way

Along a curve to the left having a central angle of 05°39'47", a radius of 627.25 feet, an arc length of 62.00 feet and a chord bearing and distance of South 51° 37' 11" West, 61.97 feet to a point on a common corner with the Lot 98 of the subdivision; thence along said Lot 98

North 41° 13' 00" West, 179.52 feet to a point on a common corner with Future Open Space Area 26 of the Subdivision; thence along said Future Open Space Area 26

North 53° 54' 44" East, 79.66 feet to a common corner with Lot 94 of the subdivision; thence along said Lot 94

South 35° 32' 19" East, 176.33 feet to a point on a common corner with the northerly right-of-way Long Run Road (50 feet wide); said point being the PLACE OF BEGINNING.

Containing approximately 12,547 square feet or 0.288 acres.

SUBJECT TO any and all easements of record.

The improvements thereon being known as 318 Long Run Road, Drums, Pennsylvania - 18222.

BEING the same premises conveyed to Denis M. Robinson and Sandra L. Robinson, by deed from Sand Springs Development Corp., dated May 10, 2023, recorded May 19, 2023 in the Luzerne County Clerk's/Register's Office in Deed Book 3023, Page 87358.

BEING LUZERNE COUNTY TAX PARCEL NUMBER AND PIN NUMBER: 06-P8S1-001-662-000

COMMONLY KNOWN AS: 318 Long Run Road, Drums, PA 18222

TITLE TO SAID PREMISES IS VESTED IN: Denis Manuel Robinson, Sr. and Sandra L. Robinson
PROPERTY BEING KNOWN AS: 318 Long Run Road, Drums, PA 18222

IMPROVEMENTS THEREON CONSIST OF: RESIDENTIAL PROPERTY

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Denis Manuel Robinson, Sr. and Sandra L. Robinson

Attorney: Kaitlin D. Shire, Esquire
Hill Wallack LLP
1000 Floral Vale Blvd., Suite 300
Yardley, PA 19067
(215) 579-7700

PROPERTY ADDRESS: 318 LONG RUN RD, DRUMS, PA 18222

UPI / TAX PARCEL NUMBER: 06-P8S1-001-662-000

Seized and taken into execution to be sold as the property of DENIS MANUEL ROBINSON, SR, SANDRA L ROBINSON AND THE UNITED STATES OF AMERICA in suit of NEWREZ LLC.

Attorney for the Plaintiff:
HILL WALLACK LLP
YARDLEY, PA 215-579-7700

EUGENE A. GURNARI, Interim Sheriff
LUZERNE COUNTY, Pennsylvania