

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 10216/2023

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 14, 2024**  
**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.

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By virtue of a writ of execution issued by Plaintiff, Eagle Rock Resort Co.

To Case Number: 2023-10216

All that certain described property: Lot 378 of MVII Subdivision located in Eagle Rock Resort f/k/a Valley of Lakes Subdivision in the Township of Hazle, County of Luzerne, Commonwealth of Pennsylvania.

Title to said premises is vested in Cesar Tan and Maria Tan

Property being known as: Lot 378 of MVII Subdivision located in Eagle Rock Resort f/k/a Valley of Lakes Subdivision in the Township of Hazle, County of Luzerne, Commonwealth of Pennsylvania.

Being Luzerne County PIN: 26-T5S2-001-378-000

Improvements thereon consist of: Vacant Land

Seized and taken in the execution as the property of:

Cesar Tan and Maria Tan

PROPERTY ADDRESS: LOT 378 OF MVII SUBDIVISION LOCATED IN EAGLE, ROCK RESORT F/K/A VALLEY OF LAKES SUBDIVISION, HAZLE TWP, PA 18202

UPI / TAX PARCEL NUMBER: 26-T5S2-001-378-000

Seized and taken into execution to be sold as the property of CESAR TAN AND MARIA TAN in suit of EAGLE ROCK RESORT CO..

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Attorney for the Plaintiff:  
EAGLE ROCK RESORT CO  
HAZLE TWP, PA 570-384-1377

**BRIAN M. SZUMSKI, Sheriff**  
LUZERNE COUNTY, Pennsylvania