

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 3855/2023

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:

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:

202303855

THE LAND REFFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF LUZERNE, STATE OF PENNSYLVANIA, AND IS DESCRIBED AS FOLLOWS:

ALL THAT CERTAIN tract of land, together with any buildings or improvements, designated as Lot No. 62, Section 10, Snow Valley Drive, in the Beech Mountain lakes Subdivision (formerly Lake of the Four Seasons), in Butler Township, Luzerne County, Commonwealth of Pennsylvania, recorded in the Recorder of Deeds Office in Misc. Map Book No. 32, pages 1A to 1F.

Being the same premises which Bent Creek Realty, Inc., a Pennsylvania Corporation by Deed dated February 1, 2008 and recorded February 4, 2008 in Luzerne County in Record Book 3008 Page 26231 conveyed unto Brian Lutz, single, in fee.

Being the same premises which Brian Lutz, by Deed dated 05/01/2015 and recorded 05/19/2015, in the Office of the Recorder of Deeds in and for the County of Luzerne, in Deed Book 3015, Page 86270, granted and conveyed unto Cathy Lee Warner, in fee.

Title to said premises is vested in Cathy Lee Warner

Property being known as: 275 Snow Valley Dr, Drums, PA 18222

Being Luzerne County Tax Parcel Number and Pin Number: 06-Q8S12-005-014-000

Improvements thereon consist of: Residential Dwelling

Seized and taken in execution as the Property of:

CATHY LEE WARNER

PROPERTY ADDRESS: 275 SNOW VALLEY DR, DRUMS, PA 18222

UPI / TAX PARCEL NUMBER: 06-Q8S12-005-014-000

Seized and taken into execution to be sold as the property of CATHY LEE WARNER in suit of TRUIST BANK, FORMERLY KNOWN AS BRANCH BANKING AND TRUST COMPANY.

Attorney for the Plaintiff:
BROCK & SCOTT PLLC
KING OF PRUSSIA, PA 844-856-6646

(c) CountySuite Sheriff, Teleosoft, Inc.

BRIAN M. SZUMSKI, Sheriff
LUZERNE COUNTY, Pennsylvania