

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 10111/2024

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, DECEMBER 05, 2025
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 piece or parcel of land situate in the Township of Butler, County of Luzerne and Commonwealth of Pennsylvania, being bounded and described as follows, to wit:-

BEGINNING at an iron pin in the line of lands now or formerly of Henry Smith (A.H. Smith) and twenty (20.00') feet North from the center line of the public road leading from the Hazleton-Wilkes-Barre State Road to Freeland, and South five degrees fifty-six minutes West (S. 05° 56' W.) from the Northeast corner of the William W. Smith Tract;

THENCE parallel to and twenty (20.00') feet from the center line of aforesaid public road, South seventy-five degrees fifteen minutes West (S. 75° 15' W.) sixty (60.00') feet to an iron pin corner in line of Lot No. 2 now or formerly of Carl and Beatrice Good;

THENCE along same, North four degrees five minutes West (N. 04° 05' W.) one hundred eighty (180.00') feet to an iron pin corner in line of lands now or formerly of William W. Smith (now a common corner of lands now or formerly of grantees herein and now or formerly of Carl and Beatrice Good);

THENCE along line of other lands now or formerly of grantees herein, North seventy-five degrees fifteen minutes East (N. 75° 15' E.) ninety-three and forty-six one hundredths (93.46') feet to an iron pin line of lands now or formerly of A.H. Smith (Henry Smith);

THENCE by same, South five degrees fifty-six minutes West (S. 05° 56' W.) one hundred eighty-nine and eight one hundredths (189.08') feet to the point or place of BEGINNING.

CONTAINING thirteen thousand five hundred seventy-two and seventy-seven one hundredths (13,572.77) square feet of land.

Parcel No. 2:

ALL THAT CERTAIN piece or parcel of land situate in the Township of Butler, County of Luzerne and Commonwealth of Pennsylvania, being bounded and described as follows, to wit:-

BEGINNING at a point in line of lands now or formerly of A.H. Smith and Henry Smith, said point being the Northeast corner of Lot No. 1 now or formerly of Ruth C. Mattern and Marvin Smith, and being further described as the Southeast corner of the premises herein conveyed;

THENCE along line of lands now or formerly of Rugh C. Mattern and Marvin Smith, South seventy-five degrees fifteen minutes West (S. 75° 15' W.) ninety-three and forty-six one hundredths (93.46') feet to a corner of Lot No. 2 now or formerly of Carl and Beatrice Good;

THENCE along line of Lot No. 5 now or formerly of Carl and Beatrice Good, North five degrees fifty-six minutes East (N. 05° 56' E.) four hundred fifteen (415.00') feet to a corner in line of lands now or formerly of the Hazleton Drive-In Theater;

THENCE along line of same South eighty-seven degrees zero minutes East (S. 87° 00' E.) eighty-seven and fifty one hundredths (87.50') feet to a point in line of lands now or formerly of A.H. Smith;

THENCE along same South five degrees fifty-six minutes West (S. 05° 56' W.) three hundred seventy-nine and twenty-eight one hundredths (379.28') feet to a point or the place of BEGINNING.

CONTAINING eight hundred twenty-five thousandths (.825) of an acre, more or less.

Being the same premises which Lawrence T. Ziminiski and Jane A. Ziminiski, by Deed dated 03/19/2018 and recorded 03/20/2018, in the Office of the Recorder of Deeds in and for the County of Luzerne, in Deed Instrument No. 301814618, granted and conveyed unto Mario Dercole and Andrea Dercole, husband and wife.

PROPERTY ADDRESS: 44 E FOOTHILLS DR, DRUMS, PA 18222

UPI / TAX PARCEL NUMBER: 06-R8S10 -001-006-000

Seized and taken into execution to be sold as the property of MARIO DERCOLE AND ANDREA DERCOLE in suit of
ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC.

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

BRIAN M. SZUMSKI, Sheriff
LUZERNE COUNTY, Pennsylvania