

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 10617/2024

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 Bear Creek, County of Luzerne, and State of Pennsylvania, more particularly bounded and described, to wit:

BEGINNING at a point on the southerly side line of the one hundred (100.00) foot wide state highway, legislative route number 933 leading from Oliver Mills to Forest Park and in the line of lands of Margaret E. Behrens. said beginning point being distant one thousand seven hundred and eighty one hundredths (1700.18) feet measured in a course of north eighty-four degrees (84), fifty-four (54) minutes east, along the southerly side line of said state highway from the easterly side line of a fifty (50.00) foot wide private road, leading from said highway through lands of Margaret E. Behrens to Trailwood Lake;

THENCE from said beginning point and along the line of said lands of Margaret E. Behrens by the three following courses and distances:

- (1) south five (5) degrees, six (06) minutes east, two hundred fifty feet (250.00) feet to a point;
- (2) north eighty four (84) degrees, fifty four (54) minutes east, one hundred (100.00) feet to a point;
- (3) north five (5) degrees, six (06) minutes west, two hundred forty-nine and ninety-eight one hundredths (249.98) feet to a point on the before-mentioned southerly line of the highway.

THENCE from said point and along the southerly side of the highway by a curve to the left in a westerly direction for an arc distance of twenty-one and forty-three one hundredths (21.43) feet to a point of tangent in said highway side line. said curve having a radius of nine thousand nine hundred ninety-eight and seventy one hundredths (9,998.70) feet and a chord with a course of south eighty-four (84) degrees, fifty-eight (58) minutes west, for a distance of twenty-one and forty three one hundredths (21.43) feet;

THENCE from said point of tangent and still along the southerly side line of the highway, south eighty-four (84), fifty-four (54) minutes west, seventy-eight and fifty-seven one hundredths (78.57) feet to a point, the place of beginning.

CONTAINING twenty-four thousand nine-hundred ninety-nine and seventy one hundredths (24,999.70) square feet of land be the same more or less.

Title is vested in Ronald Mika by Deed from Ronald Mika and Evelyn Mika, his wife, dated April 14, 2011 and recorded on May 11, 2011 at Deed Book 3011, Page 87807 and Instrument Number 5965028 with the Luzerne County Recorder of Deeds. Ronald Mika departed this life intestate on or about September 11, 2020, vesting title with Molly Mika, Administrator and Known Heir of the Estate of Ronald Mika, Deceased, Amanda Mika, Known Heir of the Estate of Ronald Mika, Deceased, Emily Taylor, Known Heir of the Estate of Ronald Mika, Deceased, Jennifer White, Known Heir of the Estate of Ronald Mika, Deceased and The Estate of Ronald Mika, Deceased.

Improvements thereon consist of: Single family residential dwelling one story consisting of 1711 square feet

PROPERTY ADDRESS: 821 LAUREL RUN RD, BEAR CREEK TWP, PA 18702

UPI / TAX PARCEL NUMBER: 04-J11S7 -003-007-000

Seized and taken into execution to be sold as the property of ESTATE OF RONALD J. MIKA, MOLLY MIKA, AS ADMINISTRATOR AND KNOWN HEIR OF THE ESTATE OF RONALD J. MIKA, DECEASED, AMANDA MIKA, AS KNOWN HEIR OF THE ESTATE OF RONALD J. MIKA, DECEASED, EMILY TAYLOR, AS KNOWN HEIR OF THE ESTATE OF RONALD J. MIKA, DECEASED, JENNIFER WHITE, AS KNOWN HEIR OF THE ESTATE OF RONALD J. MIKA, DECEASED AND ANY AND ALL UNKNOWN HEIRS, SUCCESSORS AND ASSIGNS, REPRESENTATIVES, DEVISES, AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER THE ESTATE OF RONALD J. MIKA, DECEASED in suit of LLACG COMMUNITY INVESTMENT FUND.

Attorney for the Plaintiff:
PADGETT LAW GROUP, P.A.
TALLAHASSEE, FL 850-422-2520

BRIAN M. SZUMSKI, Sheriff
LUZERNE COUNTY, Pennsylvania