

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 14612/2019

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 13, 2021  
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 Borough of Exeter, County of Luzerne and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point marking the centerline intersection of a 50 foot wide street known as Packer Avenue and a 50 foot wide street known as Holly Lane; THENCE South 50 degrees 30 minutes West a distance of 301.43 feet and North 51 degrees 00 minutes West a distance of 29.84 feet to the Place of Beginning.

1. THENCE along lands now or late of Wildflower Village Homeowner's Association, North 51 degrees 00 minutes West a distance of 20.00 feet to a point;
2. THENCE along Lot 32 and passing through a common party wall North 39 degrees 00 minutes East a distance of 75.00 feet to a point at Aster Court;
3. THENCE along Aster Court South 51 degrees 00 minutes East, a distance of 20.00 feet to a point;
4. THENCE along Lot 34 and passing through a party wall South 39 degrees 00 minutes West a distance of 75.00 feet to a point, the PLACE OF BEGINNING.

BEING all of Parcel 33 of Wildflower Village Phase I, Section 1 as shown on Phase I, Section 1 Final Plan and recorded in Luzerne County Map Book Volume 75 at page 6

UNDER AND SUBJECT to any and all restrictions, reservation and conditions that may appear in prior chain of title and as more fully set forth in Luzerne County Deed Book 2464 at page 798.

TOGETHER with the free and uninterrupted use, liberty and privilege of, and passage in and along the lands of Wildflower Village Homeowners Association fully outlined and identified as courts on map recorded in Luzerne County Map Book 75, page 6, incorporated herein by reference.

THIS DOCUMENT MAY NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL, AND IN THAT CONNECTION, DAMAGE MAY RESULT TO THE SURFACE OF THE LAND ANY HOUSE, BUILDING OR THER STRUCTURE ON OR IN SUCH LAND, THE INCLUDSION OF THIS NOTICE DOES NTO ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTEHRWIDE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT.

TITLE TO SAID PREMISES VESTED INRONALD MCARTHUR, by Deed from ANTHONY J. BISCOTTO, Dated 11/16/2005, Recorded 12/02/2005, in Book 3005, Page 324456.

PROPERTY BEING KNOWN AS 102 Aster Court Exeter, PA 18643-1145

Being PIN number 16-D11S3-001-033-000 and plate number 16-C-28-R1-D3-1A-5-D11-4

Improvement thereon consist of: RESIDENTIAL

PROPERTY ADDRESS: 102 ASTER CT, EXETER, PA 18643

UPI / TAX PARCEL NUMBER: 16-D11S3-001-033-000

Seized and taken into execution to be sold as the property of RONALD MCARTHUR in suit of WELLS FARGO BANK, N.A. S/B/M TO WACHOVIA BANK, N.A..

Attorney for the Plaintiff:  
BROCK & SCOTT, PLLC  
JENKINTOWN, PA 844-856-6646

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