

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 488/2022

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.

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By virtue of a Writ of Execution issued by: PHH Mortgage Corporation

No. 202200488

ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE AND BEING THE WESTERN ONEHALF OF LOTS NOS. 13, 14, AND 15 OF BLOCK A OF THE HARRY COOK PLOT IN THE TOWNSHIP OF BUTLER, LUZERNE COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT THE NORTHEAST INTERSECTION OF HEMLOCK STREET WITH CHERRY STREET;

THENCE NORTHWARDLY ALONG THE EAST SIDE OF CHERRY STREET FOR A DISTANCE OF THREE HUNDRED (300) FEET TO A POINT, THE PLACE OF BEGINNING;

THENCE NORTH 79 DEGREES 23 MINUTES EAST ALONG THE SOUTHERN LINE OF LOT NO. 15 TO THE MIDDLE POINT OF LOT NO. 15 FOR A DISTANCE OF TWO HUNDRED (200) FEET;

THENCE NORTHWARDLY BY A LINE PARALLEL WITH THE WEST SIDE OF STATE HIGHWAY ROUTE NO. 309 FOR A DISTANCE OF TWO HUNDRED (200) FEET TO A POINT ON THE NORTHERN LINE OF LOT NO. 13;

THENCE WESTWARDLY ALONG THE NORTHERN LINE OF LOT NO. 13 FOR A DISTANCE OF 191.50 FEET TO A POINT; THENCE NORTH 6 DEGREES 5 MINUTES EAST TWENTY-SIX AND SEVENTY HUNDREDTHS (26.70) FEET TO A POINT ON THE EAST SIDE OF SAID CHERRY STREET;

THENCE SOUTH 10 DEGREES 37 MINUTES 174.46 FEET ALONG THE EAST SIDE OF SAID CHERRY STREET TO A POINT, THE PLACE OF BEGINNING.

BEING the same premises which Lilly Lukza, widow by Deed dated April 17, 1980 and recorded in the Office of Recorder of Deeds of Luzerne County on April 18, 1980 at Book 2017, Page 711 granted and conveyed unto Charles Raymond Rolls and Sandra Wilma Rolls, his wife. Charles Raymond Rolls departed this life on 09/01/2019. Sandra Wilma Rolls departed this life on 05/16/2016.

PROPERTY BEING KNOWN AS 430 N. Hunter Highway, Drums, PA 18222

Being Luzerne County Tax Plate No. 6-809-2-R2 and PIN: 06-P8S3-005-009-000

IMPROVEMENTS thereon consist of: Residential Real Estate

Seized and taken in execution as the property of: Any and All Known and Unknown Heirs, Executors, Administrators and Devisees of the Estate of Charles Raymond Rolls, deceased and Jennifer Rolls, a/k/a Jennifer Cole, solely in

her capacity as known heir of Charles Raymond Rolls and Peter Arnold, solely in his capacity as known heir of Charles Raymond Rolls

PROPERTY ADDRESS: 430 N HUNTER HIGHWAY, DRUMS, PA 18222

UPI / TAX PARCEL NUMBER: 06-P8S3-005-009-000

Seized and taken into execution to be sold as the property of ANY AND ALL KNOWN AND UNKNOWN HEIRS, EXECUTORS, ADMINISTRATORS AND DEVISEES OF THE ESTATE OF CHARLES RAYMOND ROLLS, DECEASED, JENNIFER ROLLS A/K/A JENNIFER COLE, SOLELY INHER CAPACITY AS KNOWN HEIR OF CHARLES RAYMOND ROLLS AND PETER ARNOLD, SOLELY IN HIS CAPACITY AS KNOWN HEIR OF CHARLES RAYMOND ROLLS in suit of PHH MORTGAGE CORPORATION.

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**Attorney for the Plaintiff:**  
STERN & EISENBERG PC  
WARRINGTON, PA 215-572-8111

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