

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 7785/2024

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:

THURSDAY, JUNE 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.

By virtue of writ of execution issued by plaintiff: RRA CP Opportunity Trust 2

To case number 2024-07785

First Thereof:

All that certain piece or parcel of land situated in the Township of Bear Creek, County of Luzerne and Commonwealth of Pennsylvania, more particularly bounded and described as follows, to wit:

Beginning at a point on the State Highway, Route No. 169 said point being common to Lots Nos. 59 and 60 on plot of lots hereinafter mentioned and also said point being three hundred (300) feet North one degree thirty-six minutes East from Laurel Road;

Thence along said line common to Lots Nos. 60 and 59, North eighty-eight degrees twenty-four minutes West, two hundred fifty (250) feet to line of Lot No. 85;

Thence along said line common to Lots Nos. 60 and 85, North one degree thirty-six minutes East, one hundred (100) feet to line of Lot No. 6;

Thence along line common to Lots. Nos. 60 and 61, South eighty-eight degrees twenty-four minutes East, two hundred fifty (250) feet to the State Highway Route No. 169;

Thence along line of said State Highway, South one degree thirty-six minutes West, one hundred feet (100) in line of Lot No. 59, the place of beginning.

Being Lot No. 60 on plan of Trailwood Section "A" as plotted by Henry A. Behrens and Margaret E. Behrens, his wife.

Second Thereof:

All that certain piece or parcel of land situated in the Township of Bear Creek, County of Luzerne and Commonwealth of Pennsylvania, more particularly bounded and described as follows, to wit:

Beginning at a point on the westerly side line of the 100 foot wide Pennsylvania State Highway, Legislative Route No. 169 leading from Wilkes-Barre to Bear Creek and in the line between lots Numbers 60 and 61 of Section "A", Trailwood Plot of Lots. Said beginning point being distant 400.00 feet measured in a course of North 1 degree, 36 minutes East, along the westerly side line of the Highway from the northerly side line of Laurel Road.

Thence from said beginning point and along the line between said Lots Numbers 60 and 61, North 88 degrees, 24 minutes West, 250.00 feet to a point in the easterly side line of lot Number 85.

Thence from said point and along the line of lot Number 85 North 1 degree, 36 minutes East, 100.00 feet to a point on the southerly side line of 50.00 foot wide Hemlock Road.

Thence from said point and along the southerly side line of Hemlock Road, South 88 degrees, 24 minutes East, 250.00 feet to a point in the beforementioned westerly side line of the Highway;

Thence from said point and along the westerly side line of the Highway, South 1 degree, 36 minutes West, 100.00 feet to a point, the place of beginning.

Containing 25,000.00 square feet of land be the same more or less.

Being all of lot Number 61 of Section "A" of Trailwood Plot of lots as laid out for Margaret E. Behrens, widow by the Sturdevant-Dailey Engineering Co., Ltd., of Wilkes-Barre, PA.

Pin No: 04-J11S2 -002-004-000

Title to said premises is vested in Terry Williams by deed from Leslie Woolf, by Attorney-in-Fact Annie K. Woolf and Annie Woolf, his wife dated December 1, 2006 and recorded December 7, 2006 in Deed Book 3006, Page 339401 Instrument Number 5739762.

Property being known as: 3828 Bear Creek Boulevard, Bear Creek, Pennsylvania 18702

Improvements thereon consist of: Residential Dwelling

Seized and taken in execution as the property of: Terry Williams

PROPERTY ADDRESS: 3828 BEAR CREEK BLVD, BEAR CREEK, PA 18702

UPI / TAX PARCEL NUMBER: 04-J11S2 -002-004-000

Seized and taken into execution to be sold as the property of TERRY WILLIAMS in suit of RRA CP OPPORTUNITY TRUST 2.