

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 6701/2024

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, AUGUST 01, 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 reissued writ of execution issued by plaintiff: PNC Bank, National Association vs. Scott J. Perkins, known Heir of Sharon Robey a/k/a Sharon L. Perkins, deceased and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Sharon Robey a/k/a Sharon L. Perkins, deceased

To case number 202406701

ALL that certain piece, parcel or lot of land situate in Plymouth Township, Luzerne County, Pennsylvania, bounded and described as follows:

BEGINNING at a point on the Westerly side of the Public Road leading from Hunlock Creek to Ceasetown, said point also being the dividing line between lands about to be conveyed to Thomas J. Perkins and grantees herein in Plymouth Township, Luzerne County, Pennsylvania;

THENCE along the Westerly side of aforesaid Public Road the following two courses and distances :

- (1) South thirty-five degrees fifty-six minutes east (S35°-56'E) a distance of eighty-two and fifty-four hundredths (82.54) feet to a point;
- (2) South forty-one degrees fifty-six minutes east (S41°-56'E) a distance of seventy-five and zero hundredths (75) feet to a point in lands of Franklin Perkins;

Thence through lands of Franklin Perkins the following four courses and distances:

- (1) South fifty-three degrees thirty-nine minutes west (S53°-39'W) a distance of one hundred forty and ninety-seven hundredths (140.97) feet to a point;
- (2) South eighty-nine degrees seven minutes west (S89° -07'W) a distance of two hundred eighty-two and thirty-nine hundredths (282.39) feet to a point;
- (3) South seventy-one degrees zero minutes west (S71°-00'W) a distance of one hundred ninety-three and zero hundredths (193.00) feet to a point;
- (4) South seventy-six degrees zero minutes west (S76°-00'W) a distance of six hundred seven and forty-two hundredths (607.42) feet to a point in other lands of Franklin Perkins; thence along said land north (north) one hundred fifty-four and fifty-nine hundredths (154.59) feet to a point in land about to be conveyed to Thomas J. Perkins;

Thence along the land to be conveyed to Thomas J. Perkins the following three courses and distances:

- (1) North seventy-six degrees zero minutes east (N 76°-00'E) a distance of five hundred eighty-two and forty-seven hundredths (582.47) feet to a point;
- (2) North seventy-one degrees zero minutes east (N71°-00'E) one hundred ninety-three and zero hundredths (193.00) feet to a point;
- (3) North seventy-nine degrees six minutes east (N79°-06'E) a distance of three hundred twenty-seven and forty-five hundredths (327.45) feet to a point on westerly side of aforesaid public road, the place of beginning.

Containing four and one hundred eighty-six thousandths (4.186) a more or less.

Parcel ID: 49-I6-00A-02C-000

Property Address (for informational purposes only): 522 Hartman Road, Hunlock Creek, PA 18621

BEING the same premises which Frankline G. Perkins and Althea Perkins, his wife, by deed dated September 22, 1969 and recorded September 29, 1969 at Book 1677, Page 884 in the Office of the Reorder of Deeds for Luzerne County, PA, granted and conveyed unto James H. Perkins and Sharon L. Perkins, his wife, in fee. AND the said James H. Perkins passed away on or about March 29, 1981, thereby vesting title of the premises solely unto Sharon L. Perkins, a/k/a Sharon Robey, in fee. AND THE SAID Sharon L. Perkins a/k/a Sharon Robey departed this life on or about August 29, 2023, thereby passing title unto Scott J. Perkins, known Heir of Sharon Robey a/k/a Sharon L. Perkins, deceased and any Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Sharon Robey a/k/a Sharon L. Perkins, deceased.

Title to said premises is vested in Franklin G. Perkins and Althea Perkins, his wife by Deed dated September 22, 1969 and recorded in the Luzerne County Recorder of Deeds Office on September 29, 1969 in Book 1677, Page 884.

Property being known as: 522 Hartman Road, Hunlock Creek, PA 18621

Being Luzerne County tax parcel number and pin number: 49-I6-00A-02C-000

Improvements thereon consist of: Residential Dwelling

Seized and taken in execution as the property of: PNC Bank, National Association against Scott J. Perkins, known Heir of Sharon Robey a/k/a Sharon L. Perkins, deceased and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Sharon Robey a/k/a Sharon L. Perkins, deceased and will be sold by

Sheriff of Luzerne County

Attorney for Plaintiff

PROPERTY ADDRESS: 522 HARTMAN RD, HUNLOCK CREEK, PA 18621

UPI / TAX PARCEL NUMBER: 49-I6-00A-02C-000

**Seized and taken into execution to be sold as the property of PERKINS, SCOTT J, KNOWN HEIR OF SHARON ROBEY A/K/A SHARON L PERKINS, DECEASED AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER SHARON ROBEY A/K/A SHARON L. PERKINS, DECEASED in suit of PNC BANK, NATIONAL ASSOCIATION.**