

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 13353/2024

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 Writ of Execution issued by Plaintiff, Legacy Mortgage Asset Trust 2021-GS2

To Case Number: 202413353

ALL THAT CERTAIN lot of land situate at Overbrook, in the Township of Dallas, Luzerne County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a corner on the Northerly side of Fernbrook Avenue in line of Lot No. 2 on plot of lots hereinafter mentioned; thence along the same North forty eight (48) degrees forty four (44) minutes West, one hundred sixty (160) feet to a corner in line of a fifteen foot alley; thence along the same South forty one (41) degrees sixteen (16) minutes West, fifty (50) feet to a corner in line of Lot No. 4 on plot of lots hereinafter mentioned; thence along the same South forty eight (48) degrees forty four (44) minutes East, one hundred sixty (160) feet to a corner in line of Fernbrook Avenue aforesaid; thence along said Fernbrook Avenue North forty one (41) degrees sixteen (16) minutes East, fifty (50) feet to the place of beginning.

BEING Lot No. 3 on map of Overbrook as allotted for W.B. Yeager and Peter P. Dohl.

SUBJECT to the right of way of the Pennsylvania State Highway Department Route 115-309 to the extent that the same encroaches upon the Easterly portion of the above described premises.

BEING THE SAME PREMISES which David B. Lewis and Beaucoo, Inc., a Pennsylvania Corporation by Deed dated May 29, 2008 and recorded on May 30, 2008, in the Luzerne County Recorder of Deeds Office at Deed Book Volume 3008 at Page 125292, as Instrument No. 20085822605, granted and conveyed unto James R. Cook.

Property being known as 76 East Overbrook Road, Shavertown, PA 18708

Being Luzerne County Parcel Identification Number 10E8S4 001006000

Improvements thereon consist of a Residential Dwelling

Seized and taken in execution as the property of James R. Cook

PROPERTY ADDRESS: 76 E OVERBROOK RD, SHAVERTOWN, PA 18708

UPI / TAX PARCEL NUMBER: 10E8S4 001006000

Seized and taken into execution to be sold as the property of JAMES R COOK in suit of LEGACY MORTGAGE ASSET TRUST 2021-GS2.

Attorney for the Plaintiff:
HLADIK ONORATO & FEDERMAN
NORTH WALES, PA 215-855-9521

BRIAN M. SZUMSKI, Sheriff
LUZERNE COUNTY, Pennsylvania