

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 14098/2024

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:

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 a Writ of Execution No. _____ issued out of the Court of Common Pleas of Luzerne County, directed to me, there will be exposed to public sale, by vendue or outcry to the highest and best bidders, for cash, in the Courthouse, in the City of Wilkes-Barre, Luzerne County, Pennsylvania, on August 1, 2025 at 10:30AM, in the forenoon of the said day, all the right, title and interest of the Defendant(s) in and to:

All that certain lot, piece or parcel of land situate in Exeter Township, Luzerne County and State of Pennsylvania, bounded and described as follows, to wit:

Beginning at a stake set for a corner, fifty (50) feet South of a birch stump which marks the northeast corner of the Grantors land; thence in a southerly direction seventy five (75) feet to a stake corner; thence in a westerly direction one hundred forty (140) feet to a stake corner; and thence in an easterly direction one hundred (140) feet to the place of beginning.

Containing 10,500 sq. ft. of land, be the same more or less.

Being a plot of ground 75 feet by 140 feet fronting on the road leading to Wyoming. Also being a portion of the plot of ground conveyed to Albert Meier and Christine Meier, his wife by Berthal L. Lewis.

Being the same property conveyed to Jean Cather and Robert Cather who acquired title, with rights of survivorship, by virtue of a deed from Jean Cather and Robert Cather, dated May 23, 1997, recorded May 27, 1997, as Instrument Number 5158578, and recorded in Book 2600, Page 1165, Office of the Recorder of Deeds, Luzerne County, Pennsylvania.

INFORMATIONAL NOTE: Jean Cather died on October 6, 2009, and pursuant to the survivorship language in the above-mentioned deed, all her interests passed to Robert Cather.

Premises improved with a single family dwelling more commonly known as 41 Bodle Road, Dallas, PA 18612

Under and Subject to and together with the same reservations, conditions, restrictions, covenants, exceptions and easements as appear in prior chain of title.

Together with all buildings and improvements thereon.

The Property Identification Number of the above-described parcel is 17B10 00A025000.

Plate No. 17-470-D1-1

Notice is hereby given to all claimants and parties in interest that the Sheriff will within thirty (30) days thereafter file a distribution in his office, where the same will be available for inspection and the distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter.

Seized and taken into execution at the suit of Wells Fargo Bank, NA S/B/M Wachovia Bank, National Association against Robert Cather, et al., and will be sold by:

Brian Szumski, Sheriff of Luzerne County

Katherine M. Wolf, Esquire
Meredith H. Wooters, Esquire
Kimberly J. Hong, Esquire
Michael E. Carleton, Esquire
Cristina L. Connor, Esquire
Ed E. Qaqish, Esquire

MDK Legal
P. O. Box 165028
Columbus, OH 43216-5028
614-220-5611

PROPERTY ADDRESS: 41 BODLE RD, DALLAS, PA 18612

UPI / TAX PARCEL NUMBER: 17B10 00A025000

Seized and taken into execution to be sold as the property of ROBERT CATHER in suit of WELLS FARGO BANK NA S/B/M WACHOVIA BANK, NATIONAL ASSOCIATION.

Attorney for the Plaintiff:
MANLEY DEAS KOCHALSKI LLC
COLUMBUS, OH 614-220-5611

BRIAN M. SZUMSKI, Sheriff
LUZERNE COUNTY, Pennsylvania