SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 8338/2026

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, FEBRUARY 05, 2027
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.

ALL that certain piece or parcel of land situate in the Township of Dallas, County of Luzerne and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the Southerly side of Highland Court, common to revised Lots Nos. 33 and 34, on a reallotment of sections of Goss Manor prepared by Frank Shevock, registered engineer;

THENCE, along the line dividing revised Lots Nos. 33 and 34 South 22° 35' East a distance of one hundred sixty-nine and eighty-nine one-hundredths (169.89) feet;

THENCE along the rear line of revised Lot No. 33 North 59º 58' East a distance of one hundred (100) feet to a point;

THENCE along the line dividing revised Lots Nos. 33 and 57 North 37° 37' West, a distance of one hundred forty and sixty-nine one-hundredths (140.69) feet to the southerly side of Highland Court,

THENCE along the southerly side of Highland Court along a curve to the left (the chord of which curve lies south 76° 6' West a distance of thirty-seven and forty-one one-hundredths (37.41) feet, a distance of thirty-eight and forty-two one-hundredths (38.42) feet, more or less, along said curve to a point;

THENCE further along the Southerly side of Highland Court North 81º 57' West, a distance of thirty and seven one-hundredths (30.07) feet, more or less (so that the entire frontage of revised Lot No. 33 is sixty-eight and forty-nine one-hundredths (68.49) feet to the point common to revised Lots Nos. 33 and 34, the place of BEGINNING.

Title acquired through the deed of Mary Louise Fisher, dated October 14, 1989 and recorded to Luzerne County Deed Book 2327 page 880.

BEING the same premises which Mary Louise Fisher, widow, by Deed dated 10/14/1989 and recorded 10/16/1989 in the Office of the Recorder of Deeds in and for the County of Luzerne in Deed Book 2327 and Page 880, granted and conveyed unto William H. Butcher and Susan F. Butcher, husband and wife, in fee.

The said William H. Butcher departed this life on 11/15/2022 and vested title unto his wife, Susan F. Butcher.

Tax Parcel: 10-D8S1-010-022-000 AKA 10-D8S1 -010-022-000

Premises Being: 22 Highland Dr, Dallas, PA 18612

PROPERTY ADDRESS: 22 HIGHLAND DR, DALLAS, PA 18612

UPI / TAX PARCEL NUMBER: 10-D8S1-010-022-000

Seized and taken into execution to be sold as the property of BUTHCER, SUSAN AKA SUSAN F BUTCHER in suit of CITIZENS BANK NA F/K/A RBS CITIZENS NA.

Attorney for the Plaintiff:
BROCK & SCOTT PLLC
WINSTON-SALEM, NC 888-461-7908

GENESIS C. ARIAS, Sheriff
LUZERNE COUNTY, Pennsylvania

(c) CountySuite Sheriff, Teleosoft, Inc.