SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2431/2026

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 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; thence in a northerly direction seventy-five (75) feet to a corner; and thence in an easterly direction one hundred forty (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 Bertha L. Lewis.

Being the same premises which jean Cather and Robert Cather, by Deed dated 05/23/1997 and recorded 05/27/1997, in the Office of the Recorder of Deeds in and for the County of Luzerne, in Deed Book 2600, Page 1165, granted and conveyed unto Jean Cather and Robert Cather, as Joint tenants with right of survivorship.

AND the said Jean Cather has departed this life on or about 10/06/2009, there by vesting title of the mortgaged premises unto Robert Cather.

Tax Parcel: 17B10 00A025000 A/K/A 17-B10-00A-025-000 A/K/A 17-B10-A-25 A/K/A B10 B1 L25

Premises Being: 41 Bodle Road, Dallas, PA 18612

PROPERTY ADDRESS: 41 BODLE RD, DALLAS, PA 18612

UPI / TAX PARCEL NUMBER: 17-B10-00A-025-000

Seized and taken into execution to be sold as the property of ROBERT CATHER in suit of WELLS FARGO BANK, N.A..

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.