

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 14622/2019

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 02, 2024  
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.

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ALL that certain lot or piece of ground situate in Larksville Borough, County of Luzerne and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the westerly line of Washington Avenue at its intersection with the Northerly line of Cox Street;

THENCE along said Cox Street, seventy-five (75) feet, more or less to the Southeasterly corner of lands described as the "First Parcel" in deed from John Greiner, Jr. and wife, to The Hudson Coal Company, by deed dated February 28, 1924 and recorded in the Office of the Recorder of Deeds in and for Luzerne County in Deed Book 599 at page 55;

THENCE along the northeasterly line of lands conveyed as aforesaid, North 37 degrees 30 minutes West, fifty-nine (59) feet to a point;

THENCE northeasterly by other lands of Hudson Realty Co., Inc. one hundred five (105) feet, more or less, to the aforesaid westerly line of Washington Avenue;

THENCE along said last mentioned line, South 8 degrees 15 minutes East, forty-two (42) feet, more or less, to the place of beginning.

IMPROVED with a two-story one-family dwelling with composition roof and known as 467 Washington Avenue, Larksville, PA 18651-1735.

Title to said premises is vested in: Matthew R. Davison and Deana M. Davison, his wife, by deed from Ryan C. Webb and Christina Marie Webb, his wife, dated November 13, 2006, recorded November 17, 2006 in the Luzerne County Clerk's/Register's Office in Deed Book 3006, Page 319653.

Being Luzerne County tax parcel number 38-H8S3-002-007

Improvements thereon consist of: Residential Single Family Dwelling

Property being known as: 467 Washington Avenue, Larksville, PA 18651-173

PROPERTY ADDRESS: 467 WASHINGTON AVE, LARKSVILLE, PA 18704

UPI / TAX PARCEL NUMBER: 38-H8S3-002-007

Seized and taken into execution to be sold as the property of DAVISON DEANA A/K/A DEANA M DAVISON AND DAVISON MATTHEW A/K/A MATTHEW R DAVISON in suit of U.S. BANK, NATIONAL ASSOCIATION AS LEGAL TITLE TRUSTEE FOR TRUMAN 2016 SC6 TITLE TRUST.

**Attorney for the Plaintiff:**  
ROMANO GARUBO & ARGENTIERI  
WOODBURY, NJ 856-384-1515

**BRIAN M. SZUMSKI, Sheriff**  
LUZERNE COUNTY, Pennsylvania