

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 10487/2016

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 07, 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.

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ALL that certain lot or piece of ground situate in the City of Hazleton, County of Luzerne, and Commonwealth of Pennsylvania, being a part of Lots Numbered Nine (9) and Ten (10) of Square No. 440 of the Diamond Addition to said City, bounded and described as follows, to wit:

**THE FIRST THEREOF:**

Beginning at a point on the east side of McKinley Street, said point being the center partition wall of a double dwelling known as 585-587 and said point being approximately forty-four (44) feet eight (8) inches northwardly from the northeast corner of the intersection formed by McKinley and Fourth Streets;

THENCE (1) extending eastwardly along a line perpendicular to McKinley Street aforesaid and through the center partition wall of the double dwelling known as 585-587 in an eastwardly direction for a distance of one hundred (100) feet to a point;

THENCE (2) extending northwardly and in a line parallel with McKinley Street aforesaid for a distance of nineteen (19) feet four (4) inches to a point;

THENCE (3) extending eastwardly in a line parallel with Fourth Street aforesaid for a distance of twenty-five (25) feet to a point;

THENCE (4) extending southwardly along a line parallel with McKinley Street aforesaid for a distance of sixty-four (64) feet to a point on the north side of Fourth Street;

THENCE (5) extending westwardly along the north side of Fourth Street for a distance of twenty-five (25) feet to a point;

THENCE (6) extending northwardly and in a line perpendicular to Fourth Street for a distance of twenty-eight (28) feet five (5) inches to a point;

THENCE (7) extending westwardly along a line parallel with Fourth Street aforesaid for a distance of one hundred (100) feet to a point on the east side of McKinley Street aforesaid;

THENCE (8) extending northwardly along the east side of McKinley Street for a distance of sixteen (16) feet three (3) inches to a point in the center line of the double dwelling previously mentioned and being also the place of BEGINNING.

The Property Identification Number of the above-described parcel is Map T7SE22, Block 3, Lot 11.

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**THE SECOND THEREOF:**

BEGINNING at a point on the east side of McKinley Street, said point being the center partition wall of a double dwelling known as 585-587 and said point being approximately forty-four (44) feet eight (8) inches northwardly from the northeast corner of the intersection formed by McKinley and Fourth Streets;

THENCE (1) extending eastwardly along a line perpendicular to McKinley Street aforesaid and through the center partition wall of the double dwelling known as 585-587 in an eastwardly direction for a distance of one hundred (100) feet to a point;

THENCE (2) extending northwardly and in a line parallel with McKinley Street aforesaid for a distance of nineteen (19) feet four (4) inches to a point;

THENCE (3) extending westwardly in a line parallel with Fourth Street aforesaid for a distance of one hundred (100) feet to a point on the east side of McKinley Street aforesaid;

THENCE (4) extending southwardly along the east side of McKinley Street a distance of nineteen (19) feet four (4) inches to a point, said point being the center partition wall aforesaid and being also the place of BEGINNING.

The Property Identification Number of the above-described parcel is Map T7SE22, Block 3, Lot 11A.

BEING the same premises conveyed to Roberta Graham and Vincent Graham, her son, by deed of Mary Pieban, widow, dated October 27, 2006, and recorded simultaneously with this Mortgage in the Office of the Recorder of Deeds in and for Luzerne County, Pennsylvania.

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BEING the same premises which Mary Pleban, widow by Deed dated October 27, 2006 and recorded in the Official Records of Luzerne County on October 27, 2006 in Deed Book Volume 3006, Page 296242, as Instrument granted and conveyed unto Roberta Graham, unmarried and Vincent Graham, married, as joint tenants with right of survivorship.

PROPERTY ADDRESS: 585-587 MCKINLEY STREET, HAZLETON, PA 18201

UPI / TAX PARCEL NUMBER: 71-T7SE22-003-011-000 & 71-T7SE22-003-11A-000

Seized and taken into execution to be sold as the property of VINCENT GRAHAM in suit of U.S. BANK TRUST NATIONAL ASSOCIATION AS TRUSTEE FOR THE IGLOO SERIES IV TRUST.

Attorney for the Plaintiff:  
FRIEDMAN VARTOLO LLP  
GARDEN CITY, NY 212-471-5100

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