

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 1972/2022

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.

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By virtue of writ of execution issued by plaintiff U.S. Bank Trust National Association, as Trustee of Yurt Series IV Trust  
To Case number 2022-01972

## SCHEDULE "A"

ALL THAT CERTAIN lot, piece or parcel of land situate in the Township of Newport, County of Luzerne and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin corner in the Southeasterly line of Enterprise Street, being South 72°44'00" West, nine hundred ninety-seven (997) feet from the intersection of the Southwesterly line of Market Street and the Southeasterly line of Enterprise Street, being also North 72°44'00" East, three (3) feet from the common corner of Lots Nos. 22 and 23 on Plot of Lost Susquehanna Coal Company hereinafter referred to;

THENCE through Lot No. 22 South 17° 16' East, ninety (90) feet to an iron pin corner;

THENCE continuing through Lots Nos. 22 and 23, South 72°44'00" West, fifty-three (53) feet to an iron pin corner in the division line between Lot No. 23 and other land of the Susquehanna Coal Company;

THENCE along the Southwesterly line of Lot No. 23 North 17°16' West, ninety (90) feet to an iron pin corner in the Southeasterly line of Enterprise Street;

THENCE along Enterprise Street North 72°44'00" East, fifty-three (53) feet to the place of BEGINNING.

CONTAINING 4,770 square feet of land being the same, more or less.

BEING part of Lots Nos. 22 and 23 as shown on plot of lots laid out by the Susquehanna Coal Company and recorded in the Office of the Recorded of Deeds for Luzerne County in Map Book 1 at Page 10.

UNDER AND SUBJECT to any conditions, covenants, easements, expectations, reservations and restrictions that appear in instruments forming the chain of title.

Property being known as 97 Enterprise Street, a/k/a 97 West Enterprise Street, Glen Lyon, Pennsylvania, 18617.

BEING the same premises which U.S. Bank National Association, not in its individual capacity but solely as trustee for the RMAC Trust, Series 2016-CTT by Deed dated July 13, 2018 and recorded in the Official Records of Luzerne County on July 16, 2018 in Deed Book Volume 3018, Page 131483, as Instrument granted and conveyed unto Levi Zuscar.

97 West Enterprise Street, Glen Lyon, PA 18617

Tax Parcel Number: 46-K6S1-015-002-000

Sale No:

Adam Friedman, Esq., Friedman Vartolo LLP, attorney for Plaintiff

Judgment Amount: \$62,697.76

Premise Being: 97 West Enterprise Street, Glen Lyon, PA 18617

Seized and sold as the property of Levi Zuscar, Judgment Number 2022-01972 (U.S. Bank Trust National Association, as Trustee of Yurt Series IV Trust v Levi Zuscar), with a judgment amount of \$62,697.76.

PROPERTY ADDRESS: 97 WEST ENTERPRISE ST, GLEN LYON, PA 18617

UPI / TAX PARCEL NUMBER: 46-K6S1-015-002-000

Seized and taken into execution to be sold as the property of LEVI ZUSCAR in suit of U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF YURT SERIES IV TRUST.

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

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