

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 3313/2020

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, JUNE 14, 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.

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND SITUATE IN THE BOROUGH OF NANTICOKE (NOW CITY), COUNTY OF LUZERNE AND COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING SEVENTY (70) FEET FROM THE EASTERLY CORNER OF THE INTERSECTION OF BARTL AND LOOMIS STREETS, THENCE RUNNING EASTERLY THIRTY (30) FEET ALONG LOOMIS STREET TO THE LINE OF LOT NO. 31, BLOCK 3; THENCE RUNNING SOUTHERLY ALONG SAID LOT NO. 31, ONE HUNDRED TWENTY-EIGHT (128) FEET, MORE OR LESS, TO A FIFTEEN (15) FEET ALLEY; THENCE WESTERLY ALONG SAID ALLEY, THENCE (30) FEET TO LOT NO. 33; THENCE RUNNING NORTHERLY ALONG LINE OF SAID LOT NO. 33, ONE HUNDRED TWENTY-EIGHT (128) FEET, MORE OR LESS, TO THE PLACE OF BEGINNING.

BEING LOT NO. 32 IN BLOCK 3, IN DEWEY PARK.

Title to said premises is vested in William Grabowski and Lynn Grabowski, husband and wife, by deed from ELEANOR M. GRABOWSKI dated January 27, 2000 and recorded February 3, 2000 in Deed Book 2709, Page 301 Instrument Number 5309113.

Property being known as: 109 Loomis Street, Nanticoke, Pennsylvania 18634

Improvements thereon consist of: Residential Dwelling

PROPERTY ADDRESS: 109 LOOMIS ST, NANTICOKE, PA 18634

UPI / TAX PARCEL NUMBER: 42-J7NE3-2-3

Seized and taken into execution to be sold as the property of WILLIAM GRABOWSKI AND LYNN GRABOWSKI in suit of U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF LSF8 MASTER PARTICIPATION TRUST.

Attorney for the Plaintiff:
MCCABE WEISBERG & CONWAY, LLC
PHILADELPHIA, PA 215-790-1010

BRIAN M. SZUMSKI, Sheriff
LUZERNE COUNTY, Pennsylvania