

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 10025/2022

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:

FRIDAY, AUGUST 04, 2023
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 piece, parcel or tract of land lying and being in the Township of Hunlock, County of Luzerne and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin corner on the Southwesterly side of Township Route No. 471 at a corner common to land now or formerly of Alfred and Margaret Dodson;

THENCE along the Southwesterly side of Township Route No. 471 South 43 degrees 30 minutes 58 seconds East fifty and eleven hundredths (50.11') feet to a concrete monument corner common to Lot No. 1;

THENCE through lands of the Grantors herein and along Lot No. 1 South 50 degrees 14 minutes West one hundred eighty-eight and twelve hundredths (188.12') feet to a concrete monument corner;

THENCE continuing through lands of the Grantor herein and along Lot No. 1, South 39 degrees 46 minutes East, two hundred twenty-four and thirteen hundredths (224.13') feet to an iron pin corner;

THENCE South 61 degrees 19 minutes 39 seconds West, five hundred fifty and sixty-nine hundredths (550.69') feet to an iron pin corner on line of lands now or formerly of Leo A. Warner and Eleanor D. Warner, his wife;

THENCE along said Warner lands and along land now or formerly Bernard A. Dorshefski and Jean Dorshefski, his wife, North 62 degrees 50 minutes 49 seconds West, four hundred ten and zero hundredths (410.00) feet to an iron pin corner on line of land now or formerly of Leonard and Delores Blazick;

THENCE along said Blazick land North 03 degrees 44 minutes 47 seconds East thirty-nine and twenty-eight hundredths (39.28') feet to an iron pipe corner;

THENCE along lands now or formerly of Kenneth M. Koons and Rena Koons, his wife, and along lands of Michimasa Mine and Yone Mine, his wife, North 50 degrees 14 minutes East four hundred ninety and seventy-six hundredths (490.76') feet to an iron pin corner common to land now or formerly of Alfred C. Dodson and Margaret Dodson, his wife;

THENCE along said Dodson land South 39 degrees 40 minutes East two hundred thirty-seven and fifty hundredths (237.50') feet to an iron pin corner;

THENCE continuing along said Dodson land North 50 degrees 14 minutes East three hundred sixty-eight and fifty-eight hundredths (368.58') feet to an iron pin corner on the Southwesterly side of Township Route No. 471, the point of beginning.

CONTAINING 248,096 square feet or 5.6955 acres of land more or less.

BEING a portion of the same premises conveyed to the Grantor by Deed of Harold Lord and Bessie Lord, his wife, by

deed dated July 6, 1971, and recorded in Luzerne County Deed Book 1778, page 608.

BEING Lot No. 2 on the Harold Lord Subdivision Plan dated July 24, 1989, last revised September 12, 1989 and recorded in Map Book 50, page 46.

SUBJECT to the same exceptions, reservations, conditions, agreements, etc. as contained in prior deeds in the chain of title.

BEING THE SAME PREMISES which Harold Lord, Widower by Deed dated October 3, 1989 and recorded on October 10, 1989, in the Luzerne County Recorder of Deeds Office at Deed Book Volume 2326 at Page 370, granted and conveyed unto Henry Kulp and Rose Kulp. The said Henry Kulp departed this life on or about January 3, 2015, thereby vesting title to Rose Kulp, by operation of law.

Property being known as 90 Village Drive, Hunlock Creek, PA 18621

Being Luzerne County Parcel Identification Number 29-I4 -00A-07Y-000

Improvements thereon consist of a Residential Dwelling

PROPERTY ADDRESS: 90 VILLAGE DR, HUNLOCK CREEK, PA 18621

UPI / TAX PARCEL NUMBER: 29-I4 -00A-07Y-000

Seized and taken into execution to be sold as the property of KULP, ROSE A/K/A ROSE C. KULP in suit of U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR REO TRUST 2017-RPL1.

Attorney for the Plaintiff:
HLADIK ONORATO & FEDERMAN
NORTH WALES, PA 215-855-9521

BRIAN M. SZUMSKI, Sheriff
LUZERNE COUNTY, Pennsylvania