

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 4401/2022

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, DECEMBER 01, 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.

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ALL that certain piece or parcel of land situate in the Township of Sugarloaf, County of Luzerne and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point of Southside of a Twenty (20) foot road;

THENCE South five degrees East (S 5 00' E) along lands now or formerly of Pat Pecora a distance of three hundred (300) feet to a point;

THENCE south eighty-two degrees thirty minutes west (S 82 30' W) along lands now or formerly of Conrad Falvello, a distance of one hundred seven and forty hundredths (107.40) feet to a point;

THENCE north thirty-six degrees fifty-six minutes west (N 36 56' W) along lands now or formerly of Clarence Welsh a distance of seventy-five and seventy-nine hundredths (75.79) feet to a point;

THENCE along lands now or formerly of James Marchetti north five degrees west (N 5 00' W) two hundred thirty-four (234.00) feet to a point on the said road;

THENCE along road north eighty-two degrees thirty minutes east (N 82 30' E) a distance of one hundred forty-seven and fifty hundredths (147.50) feet to a point the place of BEGINNING.

Parcel ID: 58-Q6S1-001-02B

Property being known as: 23 Siegfried Lane, Drums, PA 18222-2800

Title to said premises is vested in: Joliene Y. Jadush, by deed from Christine Y. Kemper, dated June 27, 2007, recorded July 10, 2007 in the Luzerne County Clerk's/Register's Office in Deed Book 3007, Page 178938.

PROPERTY ADDRESS: 23 SIEGFRIED LANE, DRUMS, PA 18222

UPI / TAX PARCEL NUMBER: 58-Q6S1-001-02B

Seized and taken into execution to be sold as the property of CAPARRO, JOLIENE Y A/K/A JOLIENE Y JADUSH in suit of U.S. BANK NATIONAL ASSOCIATION AS LEGAL TITLE TRUSTEE FOR TRUMAN 2016 SC6 TITLE TRUST.

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

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