

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 863/2022

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, 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 the surface and right of soil of and in all that certain lot, piece or parcel of land situate in the City (formerly Borough) of Nanticoke, Luzerne County, Pennsylvania, bounded and described as follows, to wit:

Beginning at the Northwesterly corner of Lot No. 547 on the Southerly side of Ridge Street, 250 feet Westerly from the Southwest corner of the intersection of Ridge and Chestnut Streets on plat of lots hereinafter mentioned;

Thence along the line of said Ridge Street North 71 degrees 12 minutes East 25 feet to a point in the front line of Lot No. 547;

Thence through Lot No. 547 South 18 degrees 48 minutes East 130 feet to a fifteen foot alley;

Thence along said alley South 71 degrees 12 minutes West 25 feet to a corner of Lot No. 546;

Thence along line between Lots Nos. 546 and 547 North 18 degrees 48 minutes West 130 feet to Ridge Street, the place of beginning.

Being the Westerly half of Lot No. 547 on plot of lots of the Susquehanna Coal Company, recorded in the Office of the Recorder of Deeds of Luzerne County, in Deed Book No. 265, Page 1.

The dividing line between the Easterly half of Lot No. 547 and the Westerly half of Lot No. 547 runs through the center of the front gate and the walk way along the side of the home situate on the above described land, thereby creating a common easement or right of way which has been in existence over twenty-one years.

BEING the same property conveyed to Joshua E. Malet, a married man who acquired title by virtue of a deed from Regina O'Malley, a widow, dated March 7, 2008, recorded April 22, 2008, at Document Number 5817118, Book 3008, Page 92302, Luzerne County, Pennsylvania records.

Premises improved with a single family dwelling more commonly known as 257 East Ridge Street, Nanticoke, PA 18634

Under and Subject to and together with the same reservations, conditions, restrictions, covenants, exceptions and easements as appear in prior chain of title.

Together with all buildings and improvements thereon.

PROPERTY ADDRESS: 257 EAST RIDGE ST, NANTICOKE, PA 18634

UPI / TAX PARCEL NUMBER: 42-J7SE1 -033-012-000

Seized and taken into execution to be sold as the property of JOSHUA E MALET in suit of U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 EBO TRUST.

Attorney for the Plaintiff:  
MANLEY DEAS KOCHALSKI LLC  
COLUMBUS, OH 614-220-5611

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