

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 3973/2022

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.

By virtue of writ of execution issued by plaintiff:
U.S. Bank National Association
To case number 202203973

ALL THAT CERTAIN piece or parcel of land situated in the Township of Buck, County of Luzerne and State of Pennsylvania, more particularly bounded and described as follows, to wit:

BEGINNING at the most northeasterly corner of the ten acre parcel of land conveyed by William Hooper to Albert Hooper and Theresa Hooper, his wife, by deed dated November 4, 1922, and recorded in Luzerne County Deed Book 572, at Page 448. Said beginning point being the westerly line of lands now or formerly of Ralph Blakeslee.

THENCE from said beginning point and along said Blakeslee line, South 332 feet to a point in the northerly side line of lands conveyed to Albert Hooper, et ux., to Reuel Wood by deed dated August 4, 1927, and recorded in Luzerne County Deed Book 662 at Page 319.

THENCE from said point and along the northerly line of said lands West, 330 feet to a point.

THENCE from said point and along the westerly line of said lands, South, 32 feet to a point in the northerly side line of lands conveyed by Albert Hooper,

et ux., to Joseph McNally and Nellie McNally by deed dated September 15, 1936, and recorded in Luzerne County Deed Book 758 at Page 300.

THENCE from said point and along the northerly side line of said lands, West, 129.15 feet to a point on the easterly side line of Township Road No. 445.

THENCE from said point and along the easterly side line of said Road by the two following described lines: (1) North 5 degrees 12' East, 53.67 feet to a point, and (2) North 12 degrees 44' East, 169.85 feet to a point in the southerly line of lands conveyed by William Hooper to Rosie Sipple by Deed dated November 3, 1922, and recorded in Luzerne County Deed Book 760 at Page 13.

THENCE from said point and along said lands by the three following and described lines: (1) East, 66.87 feet to a point; (2) North, 145 feet to a point; and (3) East, 350 feet to a point, the place of BEGINNING.

CONTAINING 3.139 acres of land be the same more or less.

PARCEL NO. 1: 05-K14-00A-031-000

Title to said premises is vested in IAN STERLING; MICHELLE STERLING

Property being known as: 76 LAUREL ROAD, WHITE HAVEN, PA 18661

Being Luzerne county tax parcel number and pin number: 05-K14-00A-031-000

Improvements thereon consist of: RESIDENTIAL PROPERTY

Seized and taken in execution as the property of: IAN STERLING; MICHELLE STERLING

PROPERTY ADDRESS: 76 LAUREL RD, WHITE HAVEN, PA 18661

UPI / TAX PARCEL NUMBER: 05-K14-00A-031-000

**Seized and taken into execution to be sold as the property of IAN STERLING AND MICHELLE STERLING in suit of
U.S. BANK NATIONAL ASSOCIATION.**

Attorney for the Plaintiff:

ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLL
MT. LAUREL, NJ 855-225-6906

BRIAN M. SZUMSKI, Sheriff
LUZERNE COUNTY, Pennsylvania