

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 10381/2022

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.

By virtue of a Writ of Execution issued by: U.S. Bank Trust National Association, not in its individual capacity, but solely as Trustee of LSF9 Master Participation Trust

To: No. 202210381

ALL THE SURFACE OR RIGHT OF SOIL IN AND TO THAT CERTAIN LOT OR PARCEL OF LAND SITUATE IN THE VILLAGE OF HAZLE BROOK NO. 2, IN THE TOWNSHIP OF FOSTER, COUNTY OF LUZERNE, STATE OF PENNSYLVANIA, BEING THE LOT SHOWN AS LOT NO. NINETEEN (19) ON A CERTAIN PLAT MARKED "HAZLE BROOK COAL COMPANY, PLOT OF HAZLE BROOK VILLAGE NO. 2, FOSTER TOWNSHIP, LUZERNE COUNTY, PA" ENTERED OF RECORD IN THE OFFICE OF THE RECORDER OF DEEDS IN LUZERNE COUNTY, PENNSYLVANIA, IN MAP BOOK NO. 3, AT PAGE 322, ETC., TO WHICH REFERENCE IS HEREBY MADE, THE SAID LOT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

SITUATED AT HOUSE NO. NINETEEN (19) ON THE SOUTH SIDE OF ROAD LEADING FROM HAZLE BROOK NO. 2 TO THE CITY OF HAZLETON, HAVING A FRONTAGE OR WIDTH THEREON OF FIFTY-FIVE (55) FEET, MORE OR LESS, AND EXTENDING OF THAT SAME WIDTH, BETWEEN PARALLEL LINES RUNNING AT RIGHT ANGLES TO SAID ROAD, A DEPTH OF ONE HUNDRED TENTY (120) FEET, MORE OR LESS, AND CONTAINING 6,600 SQUARE FEET, MORE OR LESS.

UNDER AND SUBJECT TO ALL THE MINING, MINERAL AND WATER RESERVATIONS CONTAINED IN PRIOR DEEDS IN THE CHAIN OF TITLE.

BEING the same premises which ANNA KEYOCK WIDOW by Deed dated 02/12/1991 and recorded in the Office of Recorder of Deeds of Luzerne County on 02/26/1991 at Book 2376, Page 714 granted and conveyed unto STEVEN J PANCO.

PROPERTY BEING KNOWN AS 21 South Hazlebrook Road, a/k/a RR 2 Box 614 A, Hazleton, PA 18201

Being Luzerne County Tax Plate No. 23-617-2 and PIN: 23-S10S2 -001-005-000

IMPROVEMENTS thereon consist of: Residential Real Estate

Seized and taken in execution as the property of: Steven J. Panco A/K/A Steven Panco

PROPERTY ADDRESS: 21 SOUTH HAZLEBROOK RD, A/K/A RR 2 BOX 614 A, HAZLETON, PA 18201

UPI / TAX PARCEL NUMBER: 23-S10S2 -001-005-000

Seized and taken into execution to be sold as the property of PANCO, STEVEN J. A/K/A STEVEN PANCO in suit of U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF LSF9 MASTER PARTICIPATION TRUST.

Attorney for the Plaintiff:
STERN & EISENBERG PC
WARRINGTON, PA 215-572-8111

BRIAN M. SZUMSKI, Sheriff
LUZERNE COUNTY, Pennsylvania