

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 1990/2022

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 the surface or right of soil only of, in and to that certain lot, piece or parcel of land situate, lying and being in the Borough of Dupont, Luzerne County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a corner on the Northerly side of Penn Avenue, said corner being distant three hundred (300) feet from the Southeasterly corner of Pine Street, and being the corner of Lots Nos. 16 and 17 as shown on the Schlager & Tropp map;

THENCE North 29 degrees East on hundred seventy (170) feet to a corner on a twenty (20) foot alley;

THENCE along said alley South 61 degrees East fifty (50) feet to a corner of Lot No. 18;

THENCE along Penn Avenue North 61 degrees West fifty (50) feet to the place of beginning.

CONTAINING 8,500 square feet of land, more or less. Being Lot No. 17; Block 168, as shown on the unrecorded Schlager & Tropp map.

BEING THE SAME PREMISES which John Cronick and Barbara Cronick, Co-Executors of the Estate of Helen Cronick by Deed dated October 9, 2001 and recorded on December 18, 2001, in the Luzerne County Recorder of Deeds Office at Deed Book Volume 3001 at Page 244487, as Instrument No. 20015410715, granted and conveyed unto John Wisniewski.

Property being known as 526 Penn Avenue, Dupont, PA 18641

Being Luzerne County Parcel Identification Number 15-E12NE3-004-007-000

Improvements thereon consist of a Residential Dwelling

PROPERTY ADDRESS: 526 PENN AVENUE, DUPONT, PA 18641

UPI / TAX PARCEL NUMBER: 15-E12NE3-004-007-000

Seized and taken into execution to be sold as the property of JOHN J WISNIEWSKI in suit of U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BIT SOLEY AS TRUSTEE FOR THE RMAC TRUST, SERIES 2018 G-CCT.

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

BRIAN M. SZUMSKI, Sheriff
LUZERNE COUNTY, Pennsylvania