

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2032/2023

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.

ALL that certain piece, parcel or tract of land lying and situate in West Wyoming Borough, County of Luzerne, and Commonwealth of Pennsylvania, and more fully bounded and described as follows:

BEGINNING at a point, said point being rebar at the southwestern corner of Lot #2 of YATSKO SUBDIVISION as recorded in Map Book 71 at Page 85 located the following two (2) courses and distances from a rebar on the eastern right of way line of Fairview Street (40 foot Right of Way) at the northwestern corner of lands now or formerly of Stephen and Mary Magni.

(a) North thirty-two degrees no minutes no seconds West (N 32° 00' 00" W) two hundred and no hundredths (200.00) feet to a rebar.

(b) North fifty-nine degrees thirty-nine minutes no seconds East (N 59° 39' 00" E) ninety-seven and fifty hundredths (97.50) feet to the point of beginning.

THENCE along said Lot #2 of the YATSKO SUBDIVISION North fifty-nine degrees thirty-nine minutes no seconds East (N 59° 39' 00" E) ninety-seven and fifty hundredths (97.50) feet to a rebar.

THENCE along lands now or formerly of Michael Holcomb South thirty-two degrees no minutes no seconds East (S 32° 00' 00" E) one hundred and no hundredths (100.00) feet to a rebar.

THENCE through lands now or formerly of Lois Yatsko along Lot #3 of YATSKO SUBDIVISION II the following two (2) courses and distances:

(a) South fifty-nine degrees thirty-nine minutes no seconds West (S 59° 39' 00" W) ninety-seven and fifty hundredths (97.50) feet to rebar set.

(b) North thirty-two degrees no minutes no seconds West (N 32° 00' 00" W) one hundred (100.00) feet to the point of Beginning.

CONTAINING 0.22 acres more or less.

TOGETHER with the right of ingress and regress from Fairview Street as granted in Deed Book 1573, page 787.

TRANSFERRED herein is the right of ingress and regress, and the right to construct and maintain utility lines from Fairview Street through Lot #1 of the YATSKO SUBDIVISION along a 25 foot wide access easement more particularly described as:

BEGINNING at a point located North thirty-two degrees no minutes no seconds West (N 32° 00' 00" W) one hundred seventy-four and ninety-nine hundredths (174.99) feet from a rebar set on the eastern right of way

line of Fairview Street at the northwestern corner of lands now or formerly of Stephen and Mary Magni.

THENCE along said right of way North thirty-two degrees no minutes no seconds West (N 32° 00' 00" W) twenty-five and one hundredths (25.01) feet to a point.

THENCE along Lot #1 of the YATSKO SUBDIVISION II North fifty-nine degrees thirty-nine minutes no seconds East (N 59° 39' 00" E) ninety-seven and fifty hundredths (97.50) feet to a rebar set at the Southwestern corner of Lot #2 of the YATSKO SUBDIVISION.

THENCE along said Lot #2 North fifty-nine degrees thirty-nine minutes no seconds East (N 59° 39' 00" E) twenty-five and no hundredths (25.00) feet to a point.

THENCE through Lot #2 of the YATSKO SUBDIVISION II South thirty-two degrees no minutes no seconds East (S 32° 00' 00" E) twenty-five and one hundredths (25.01) feet to a point.

THENCE through Lot #2 and Lot #3 of the YATSKO SUBDIVISION South fifty-nine degrees thirty-nine minutes no seconds West (S 59° 39' 00" W) one hundred twenty-two and fifty hundredths (122.50) feet to the point of beginning.

BEING also all of Lot #2 of the YATSKO SUBDIVISION as approved by the Luzerne County Planning Commission and recorded in the Office of the Recorder of Deeds in and for the County of Luzerne in Map Book 90 at page 37.

BEING THE SAME PREMISES which Lois Yatsko, Widow, by deed dated May 17, 1996 and recorded on June 4, 1996 in the Office of the Recorder of Deeds in Deed Book 2564 at page 807, granted and conveyed unto Jennifer Yatsko.

The improvements thereon being a residential dwelling known as 99 1/2 Fairview Street, West Wyoming, PA 18644.

BEING PARCEL #66-E10S2-002-08C-000

PROPERTY ADDRESS: 99 1/2 FAIRVIEW ST, WEST WYOMING, PA 18644

UPI / TAX PARCEL NUMBER: 66-E10S2-002-08C-000

Seized and taken into execution to be sold as the property of JENNIFER YATSKO in suit of U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR TO FIRSTAR TRUST COMPANY, AS TRUSTEE, FOR MANUFACTURED HOUSING CONTRACT SENIOR/SUBORDINATE PASS-THROUGH CERTIFICATE TRUST 1997-6.

Attorney for the Plaintiff:
LEOPOLD & ASSOCIATES PLLC
ARMONK, NY 914-219-5787 X490

BRIAN M. SZUMSKI, Sheriff
LUZERNE COUNTY, Pennsylvania