

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 8903/2022

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, JUNE 14, 2024**  
**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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By virtue of writ of execution issued by plaintiff U.S. Bank Trust National Association, as Trustee of Cabana Series V Trust  
To Case number 202208903

## SCHEDULE "A"

All that certain lot, piece or parcel of land situate Borough of Plymouth, County of Luzerne and Commonwealth of Pennsylvania, bounded and described as follows to wit:

Beginning at the corner of the westerly side of Jeanette Street and Lot No. 13 of a plot of lots laid out on the estate of Louis B. Eno;

Thence along said Lot No. 13 South sixty degrees fifteen minutes West one hundred fifty-one and three tenths (151.3) feet to an alley;

Thence along said alley South twenty-nine degrees thirty-five minutes East fifty (50) feet to Lot No. 9 on said plot;

Thence along said Lot No. 9 one hundred fifty-one and five tenths (151.5) feet to Jeanette Street;

Thence along said street North twenty-nine degrees forty-five minutes West fifty (50) feet to the place of the beginning.

BEING the same premises which Rebecca C. Krashnak, now by married Rebecca C. Karas by Deed dated February 8, 2006, and recorded in the Official Records of Luzerne County on February 14, 2006 in Deed Book Volume 3006, Page 41713, granted and conveyed unto Rebecca C. Karas and John Karas.

31 Jeanette Street, Plymouth, PA 18651  
Tax Parcel Number: 48-H8SE3-014-010  
Dana Marks, Esq., Friedman Vartolo LLP, attorney for Plaintiff

Judgment Amount: \$141,588.23  
Premise Being: 31 Jeanette Street, Plymouth, PA 18651  
Seized and sold as the property of John Karas, Rebecca C. Karas Judgment Number 202208903 (U.S. Bank Trust National Association, as Trustee of Cabana Series V Trust v John Karas and Rebecca C. Karas), with a judgment amount of \$141,588.23.

Dated: October 23, 2023  
\_S/ Catherine Aponte\_\_\_\_\_  
Catherine Aponte, Esq.

FRIEDMAN VARTOLO LLP

Attorneys for Plaintiff

1325 Franklin Avenue, Suite 160

Garden City, NY 11530

(T) (212) 471-5100

(F) (212) 471-5150

PROPERTY ADDRESS: 31 JEANETTE ST, PLYMOUTH, PA 18651

UPI / TAX PARCEL NUMBER: 48-H8SE3-014-010

**Seized and taken into execution to be sold as the property of REBECCA C KARAS AND JOHN KARAS in suit of U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF CABANA SERIES V TRUST.**

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**Attorney for the Plaintiff:**  
FRIEDMAN VARTOLO LLP  
GARDEN CITY, NY 212-471-5100

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