

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2368/2023

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:

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.

By virtue of writ of execution issued by plaintiff U.S. Bank Trust National Association, as Trustee of LB-Igloo Series IV Trust
To Case number 2023-02368

SCHEDULE "A"

ALL THAT CERTAIN pieces of ground situate in the Borough of West Hazleton, County of Luzerne and State of Pennsylvania, being the northern one-third of Lot marked no. seven (7) of square no. thirty-five (35) in the plan of said borough, bounded and described as follow, to wit:

BEGINNING at the point forty (40) feet eastwardly from the southeast corner of Branch Alley and south fifth street;

THENCE attending eastwardly along the south side of said Branch Alley for the distane of forty (40) feet to Lot No. six (6) of said square no. thirty-five (35);

THENCE southwardly along the western side of Lot No. Six (6) for a distance of fifty (50) feet to a point;

THENCE westwardly, parallel with the said Branch Alley, a distance of forty (40) feet to Lot No. Eight (8) in the same square;

THENCE northwardly along the eastern side of said Lot No. Eight (8) for a distance of fifty (50) feet to the place of the BEGINNING.

BEING the same premises which Michael A. Kowalski and Cathy A. Kowalski, his wife by Deed dated July 6, 1998, and recorded in the Official Records of Luzerne County on October 13, 1998, in Deed Book Volume 2656, Page 62, granted and conveyed unto Michael A. Kowalski.

7 Branch Court, West Hazleton, PA 18201
Tax Parcel Number: 63-T7SE2-025-0118
Perry Russell, Esq., Friedman Vartolo LLP, attorney for Plaintiff

Judgment Amount: \$66,092.42
Premise Being: 7 Branch Court, West Hazleton, PA 18201
Seized and sold as the property of Michael A. Kowalski Judgment Number 2023-02368 (U.S. Bank Trust National Association, as Trustee of LB-Igloo Series IV Trust v Michael A. Kowalski), with a judgment amount of \$66,092.42.

Dated: January 16th 2024
/s/ Perry Russell_____

Perry Russell, Esq.
FRIEDMAN VARTOLO LLP
Attorneys for Plaintiff
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Garden City, NY 11530
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PROPERTY ADDRESS: 7 BRANCH COURT, WEST HAZLETON, PA 18201

UPI / TAX PARCEL NUMBER: 63-T7SE2-025-0118

**Seized and taken into execution to be sold as the property of MICHAEL A KOWALSKI in suit of U.S. BANK
NATIONAL ASSOCIATION, AS TRUSTEE OF LB-IGLOO SERIES IV TRUST.**

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

BRIAN M. SZUMSKI, Sheriff
LUZERNE COUNTY, Pennsylvania