

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 8859/2023

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.

By virtue of writ of execution issued by plaintiff U.S. Bank Trust National Association, as Trustee of the Igloo Series IV Trust
To Case number 202308859

SCHEDULE "A"

PARCEL 1:

ALL THE surface or right of soil for all that certain piece or parcel of land situate in the Commonwealth of Pennsylvania, County of Luzerne and Borough of Swoyersville, bounded and described as follows to wit:

BEGINNING at a corner on the Southwesterly side of Mount Street, said corner being a common corner to Lots Nos. 98 and 100 on plot of lots hereinafter described:

THENCE along the dividing line between Lots Nos. 98 and 100, South 47 degrees West, 217.68 feet to a corner;

THENCE North 28 degrees 48 minutes West, 56.73 feet to a corner in line of Lot No. 103;

THENCE along line of Lot No. 102 North 47 degrees East, 203.78 feet to a corner in line of Mount Street aforesaid;

THENCE along the line of said Mount Street, South 43 degrees East 55 feet to a corner in line of Lot No.98, the place of beginning.

BEING Lot No. 100 on plot of lots laid out by William Shoemaker, et al. in the Borough of Swoyersville, Luzerne County, Pennsylvania, and on file in the office of Charles Miles. City of Wilkes-Barre, Penna.

PARCEL 2:

ALL THE surface or right of soil for all that certain piece or parcel of land situate in the Commonwealth of Pennsylvania, County of Luzerne and Borough of Swoyersville, bounded and described as follows to wit: BEGINNING at a point on the Southeasterly side line of Mountain Street, said point being the dividing line between Lot Nos. 100 and 102 on map hereto attached;

THENCE South 47 degrees West two hundred three and seventy-eight one hundredth (203.78) feet to a point, said point being on the dividing line between Lot Nos. 100 and 102;

THENCE North 28 degrees 49 minutes West, ten and thirty one one-hundredths (10.31) feet to a point on iron pipe;

THENCE North 47 degrees East, two hundred one and forty-five one hundredths (201,45) feet, more or less to an iron point on the Southeasterly side line of Mountain Street;

THENCE South 43 degrees 13 minutes. East, along the Southeasterly side line of Mountain Street to the point or place of beginning;

BEING a parcel approximately ten (10) feet by two hundred three (203) feet, more or less, dedicated on map attached hereto and presently used as a driveway.

BEING the same premises which Stanley J. Schultz and Rose Ann Shultz by Deed dated April 18, 1990 and recorded in the Official Records of Luzerne County on April 18, 1990 in Deed Book Volume 2346, Page 1147, as Instrument granted and conveyed unto Martin A. Nat and Karen A. Nat.

72 Mountain Street, Swoyersville, PA 18704

Tax Parcel Number: 59-F10NW4-007-005

Michael J. Clark, Esq., Friedman Vartolo LLP, attorney for Plaintiff

Judgment Amount: \$24,467.58

Premise Being: 72 Mountain Street, Swoyersville, PA 18704

Seized and sold as the property of Karen A. Nat, Martin A. Nat Judgment Number 202308859 (U.S. Bank Trust National Association, as Trustee of the Igloo Series IV Trust v Martin A. Nat), with a judgment amount of \$24,467.58.

Dated: February 27, 2024

/s/ Michael Clark_____

Michael J. Clark, 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: 72 MOUNTAIN ST, SWOYERSVILLE, PA 18704

UPI / TAX PARCEL NUMBER: 59-F10NW4-007-005

Seized and taken into execution to be sold as the property of KAREN A NAT AND MARTIN NAT in suit of U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE OF THE IGLOO SERIES IV TRUST.

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

BRIAN M. SZUMSKI, Sheriff
LUZERNE COUNTY, Pennsylvania