

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2554/2021

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 03, 2022
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 lot, piece or parcel of land with the buildings and improvements therein situate in Harvey's Lake Borough, Luzerne County, Pennsylvania, containing about two and three tenths (2.3) acres of land more or less more particularly bounded and described as follows, to wit:

BEGINNING at the center of road from Allen's to Harvey's Lake, the same being dividing line between the lands now or formerly of the Estate of Herman Krumbiegle and the lands now or formerly of John S. Lopatta, et ux;

THENCE along the center of said road in a southeasterly direction one hundred and five (105) feet to the other lands now or formerly of John S. Lopatto, et ux;

THENCE South twenty two and one-half (22 ½°) degrees West, nine hundred and forty-five and five tenths (945.3) feet more or less to lands now or formerly of Wesley W. Baer;

THENCE North seventy and one-half (70 ½°) degrees West, one hundred and five (105) feet to land now or formerly of Wesley W. Baer and now or formerly of Mrs. Alex P. O'Malley;

THENCE along said land now or formerly of Wesley W. Baer and lands now or formerly of the Estate of Herman Krumbiegle, north twenty-two and one-half (22 ½°) degrees east, nine hundred and forty-five and five tenths (945.5) feet more or less to the center of said road, the place of beginning.

SUBJECT to the same conditions, restrictions, reservations and exceptions as may be contained in the chain of title.

BEING THE SAME PREMISES which Joseph S. Roppolo, Unmarried by Deed dated January 30, 2006 and recorded on February 2, 2006, in the Luzerne County Recorder of Deeds Office at Deed Book Volume 3006 at Page 32799, as Instrument No. 5684773, granted and conveyed unto Robert Jerson and Pamela Jerson, Husband and Wife. The said Robert Jerson having departed thi life on or about November 8, 2016, where by operation of law, title vested solely in Pamela Jerson.

Being Known as 6 Queen of Peace Road f/k/a RR 2 Box 6, Harveys Lake, PA 18618

Parcel I.D. No. 74-C6S11 -001-008-000

Property being known as 6 Queen of Peace Road f/k/a RR 2 Box 6, Harveys Lake, PA 18618

Being Luzerne County Parcel Identification Number 74-C6S11 -001-008-000

Improvements thereon consist of a Residential Dwelling

PROPERTY ADDRESS: 6 QUEEN OF PEACE RD, F/K/A RR2 BOX 6, HARVEY'S LAKE, PA 18618

UPI / TAX PARCEL NUMBER: 74-C6S11-001-008-000

Seized and taken into execution to be sold as the property of PAMELA JERSON in suit of U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR LEGACY MORTGAGE ASSET TRUST 2017-RPL2.

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

EUGENE A. GURNARI, Interim Sheriff
LUZERNE COUNTY, Pennsylvania