

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2715/2020

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, OCTOBER 01, 2021  
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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ALL that certain lot, piece or parcel of land, situated in the Township of Pittston, County of Luzerne, and Commonwealth of Pennsylvania, being Lot No. 26B on Map of Horizon Estates Subdivision II, as prepared by William T. Senapedis, P.L.S and recorded in Luzerne County Map Book 182 at Page 51, more particularly bounded and described as follows, to wit:

BEGINNING at an iron pin corner along the easterly right-of-way line of Sunrise Drive, at the intersection of Lots 25 and 26 of Horizon Estates;

THENCE along the easterly right-of-way line of Sunrise Drive, North 44 degrees 27 minutes 22 seconds East, a distance of fifty-three and thirty-three one hundredths (53.33) feet to a point, an iron pin corner;

THENCE through lands of Horizon Estates, in particular Lot 26, through a party wall of proposed Townhouse, South 51 degrees 59 minutes 47 seconds East, a distance of one hundred twenty-six and ninety one hundredths (126.90) feet to a point, in the line of lands now or late of Armond Ferretti;

THENCE along the westerly property line now or late of Armond Ferretti, South 43 degrees 53 minutes 21 seconds West, a distance of forty-one and sixty-five one hundredths (41.65) feet to a point, an iron pin corner, in the line of Lots 25 and 26 of Horizon Estates;

THENCE, along the line between Lots 25 and 26 of Horizon Estates, North 57 degrees 07 minutes 58 seconds West, a distance of one hundred twenty-nine and fourteen one hundredths (129.14) feet to a point, an iron pin corner, the PLACE OF BEGINNING.

CONTAINING six thousand two and six one hundredths (6,002.06) square feet of land, being the same, more or less.

BEING the same premises conveyed unto Edward James Kaushas herein by Deed of Sandra A. Rome, now by marriage known as Sandra Rome McCormick, dated January 7, 2010 and recorded January 8, 2010 in Luzerne County Record Book 3010 at page 4007 et seq.

Subject to exceptions, reservations, easements in line of title.

Property being known as 995 Sunrise Drive, Pittston, Pennsylvania 18640.

Being Luzerne County tax parcel and pin number: 51-E 11S5-002-12A-000

PROPERTY ADDRESS: 995 SUNRISE DR, PITTSTON, PA 18640

UPI / TAX PARCEL NUMBER: 51-E11S5-002-12A-000

Seized and taken into execution to be sold as the property of EDWARD JAMES KAUSHAS AND THE UNITED STATES OF AMERICA in suit of UFCW FEDERAL CREDIT UNION, NOW BY NAME CHANGE, UFCW COMMUNITY CREDIT UNION.

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Attorney for the Plaintiff:  
MARSH & ASSOCIATES LLC  
PLAINS, PA 570-826-1810

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