

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 13187/2019

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, APRIL 04, 2025**  
**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: LSRMF MH Master Participation Trust II vs. Gary E. Barber and United States of American, Department of Treasury, Internal Revenue Service

To case number 201913187

ALL THAT CERTAIN parcel of land situate in Wright Township, Luzerne County, the Commonwealth of Pennsylvania bounded and described as follows, to wit:

BEGINNING at a point in the northerly side of the Public Road leading from the Wilkes-Barre and Hazleton Turnpike to Nuangola Station, said point being on thousand two hundred four and seven tenths (1,204.7) feet from the westerly side of the aforesaid Turnpike;

THENCE along said Public Road, North eighty-six degrees forty-five minutes ten seconds West (N. 86° 45' 10" W.) seventeen one hundredths (0.17) feet to a point;

THENCE continuing along said Public Road, North eighty-nine degrees fifty-three minutes thirty seconds West (N. 89° 53' 30" W.) one hundred (100) feet to a point;

THENCE along the easterly side of Lot No. 31 (as shown on plot of lots of Wildwood Terrace and land of others) North zero degrees forty-five minutes twenty seconds East (N. 0° 45' 20"E.) three hundred eighty-eight and thirty one-hundredths (388.30) feet to a point;

THENCE along lands now or late of Charles Dix, James S. Everett and lands of others the following three (3) courses and distances;

(1) South eighty-eight degrees twenty-three minutes ten seconds East (S. 88° 23' 10" E.) thirteen and eight-eight one hundredths (13.88) feet;

(2) North one degrees thirty-six minutes fifty seconds East (N. 1° 36' 50" E.) one and sixty-two hundredths (1.62) feet;

(3) South eight-eight degrees twenty-three minutes ten seconds East (S. 88° 23' 10" E.) one hundred three and twenty-three one hundredths (103.23) feet;

(4) THENCE along land of others and the westerly side of Lot No. 28 (as shown on plot of lots of Wildwood Terrace) South three degrees sixteen minutes West (S. 3° 16' W.) three hundred eight-seven and forty-one hundredths (387.41) feet to the place of beginning.

Containing seven thousand seven hundred twenty-four and seventeen one thousands (7,724.017) square feet of land be the same more or less.

Subject to the same exceptions, reservations, restrictions, covenants and conditions as contained in prior deeds in chain of title.

PARCEL NO. 64-L9S3A-003-042-000

FOR INFORMATIONAL PURPOSES ONLY: Being known as 235 Nuangola Road, Mountain Top, PA 18707

BEING THE SAME PREMISES which Gary Barber and Aleta Barber by Deed dated November 7, 2007 and recorded December 19, 2007 in the Office of the Recorder of Deeds in and for the County of Luzerne, Commonwealth of Pennsylvania in Book 3007, Page 331479 granted and conveyed unto Gary Barber in fee.

Title to said premises is vested in Gary Barber and Aleta Barber by Deed dated November 7, 2007 and recorded in the Luzerne County Recorder of Deeds Office on December 19, 2007 in Book 3007, Page 331479.

Property being known as: 235 Nuangola Road, Mountain Top, PA 18707

Being Luzerne County tax parcel number and pin number: 64-L9S3A-003-042-000

Improvements thereon consist of: Residential Dwelling

Seized and taken in execution as the property of: LSRMF MH Master Participation Trust II against Gary E. Barber and United States of American, Department of Treasury, Internal Revenue Service and will be sold by

Sheriff of Luzerne County  
Attorney for Plaintiff

PROPERTY ADDRESS: 235 NUANGOLA RD, MOUNTAIN TOP, PA 18707

UPI / TAX PARCEL NUMBER: 64-L9S3A-003-042-000

Seized and taken into execution to be sold as the property of GARY E BARBER AND UNITED STATES OF AMERICA, DEPARTMENT OF TREASURY, INTERNAL REVENUE SERVICE in suit of LSRMF MH MASTER PARTICIPATION TRUST II.