

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 5905/2021

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, DECEMBER 03, 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.

ALL THAT CERTAIN tract or parcel of land and premises, situate, lying and being in the Borough of Plymouth, County of Luzerne, Commonwealth of Pennsylvania, more particularly described as follows;

BEGINNING at a corner in line dividing land now or formerly of John Kinney and land of Julia Zuklia, widow, said corner also being the Northeast corner of land conveyed to Frank Taluba, recorded in Luzerne County Deed Book No. 964, page 280; said corner also being North 61 degrees 15 minutes East 85 feet from the Northeasterly line of Cherry Street;

THENCE along line dividing lands now or formerly of John Kinney and Julia Zuklia, widow, North 61 degrees 15 minutes East 86.68 feet to a corner in Westerly line of Edward Street;

THENCE along same, South 7 degrees 6 minutes West 56.45 feet to a corner;

THENCE through land of Julia Zuklia, widow, South 63 degrees 54 minutes West 53.66 feet to a corner;

THENCE still through same and along land of Talubaa, North 28 degrees 45 minutes West 43.29 feet to a corner, the place of beginning

Title to said premises is vested in Fannie Mae a/k/a Federal National Mortgage Association by its Attorney in Fact Phelan Hallinan & Schmieg, LLP by Power of Attorney Recorded 3/2/09 BK 3009 Pg 34879 Inst# 5858942 by Deed dated March 11, 2011 and recorded in the Luzerne County Recorder of Deeds Office on March 24, 2011 in Book 3011, Page 50984, Instrument # 5957012.

Property being known as: 37 Edwards Street, Plymouth, PA 18651

Being Luzerne County tax parcel number and pin number: 48H8SE3-001-014-000

Improvements thereon consist of: Residential Dwelling

PROPERTY ADDRESS: 37 EDWARDS ST, PLYMOUTH, PA 18651

UPI / TAX PARCEL NUMBER: 48H8SE3-001-014-000

Seized and taken into execution to be sold as the property of JAMIE BLANCHEK, CO-ADMINISTRATOR OF THE ESTATE OF JAMES M. BLANCHEK, DECEASED AND JUNE BLANCHEK, CO-ADMINISTRATOR OF THE ESTATE OF JAMES M. BLANCHEK, DECEASED in suit of US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST.

Attorney for the Plaintiff:
LOGS LEGAL GROUP LLC
WAYNE, PA 610-278-6800

BRIAN M. SZUMSKI, Sheriff
LUZERNE COUNTY, Pennsylvania