

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 9068/2019

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:

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 a Writ of Execution No. _____ issued out of the Court of Common Pleas of Luzerne County, directed to me, there will be exposed to public sale, by vendue or outcry to the highest and best bidders, for cash, in the Courthouse, in the City of Wilkes-Barre, Luzerne County, Pennsylvania, on December 3, 2021 at 10:30AM, in the forenoon of the said day, all the right, title and interest of the Defendant(s) in and to:

All that certain piece of land situate in Union Township, Luzerne County, Pennsylvania, bounded and described as follows:

Beginning at an iron pin located fifteen (15) feet in a westerly direction from a point in the center of an earth road said point being seven hundred and sixty five (765) feet in a southerly direction from the intersection of said earth road and Township Route T 508;

Thence along the westerly side of said earth road, South two degrees West (S 2° W) a distance of two hundred thirty five (235) feet to an iron pin;

Thence along the lands of Blaine and Emma Wandell, et al., the following three courses and distances: North eighty-one degrees twenty-three minutes West (N 81° 23' W) a distance of one hundred seventy-six and five-tenths (176.5) feet to a point on a stone wall; North three degrees thirty-six minutes west (N 3° 36' W) a distance of two hundred thirty-nine and fifty-two hundredths (239.52) feet to a corner on a stone wall; South eighty-one degrees twenty-three minutes East (S 81° 23' E) a distance of two hundred (200) feet to the place of beginning.

Containing 1.02 acres of land, more or less, and being the same premises as are shown on copy of map prepared by Alton R. Rowles, Registered Professional Engineer.

Being the same property conveyed to Renee A. Klitzner and Scott Klitzner, her husband who acquired title, as tenants by the entirety, by virtue of a deed from Patricia A. Mazonkey, widow, dated February 28, 1996, recorded February 29, 1996, at Instrument Number 5101695, and recorded in Book 2555, Page 578, Office of the Recorder of Deeds, Luzerne County, Pennsylvania.

Premises improved with a single family dwelling more commonly known as 31 Miller Lane, AKA RR 1 Box 113C, Shickshinny, PA 18655

Under and Subject to and together with the same reservations, conditions, restrictions, covenants, exceptions and easements as appear in prior chain of title.

Together with all buildings and improvements thereon.

The Property Identification Number of the above-described parcel is 61-J4 -00A-22A-000.

Plate No. 61-345-2-D1-1

Notice is hereby given to all claimants and parties in interest that the Sheriff will within thirty (30) days thereafter file a distribution in his office, where the same will be available for inspection and the distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter.

Seized and taken into execution at the suit of U.S. Bank Trust National Association, not in its individual capacity, but solely as Trustee of LSF10 Master Participation Trust against Scott Klitzner, et al., and will be sold by:

Brian Szumski, Sheriff of Luzerne County

Meredith H. Wooters, Esquire
Scott A. Dieterick, Esquire
Kimberly J. Hong, Esquire
Michael E. Carleton, Esquire
Matthew P. Curry, Esquire
Holly N. Wolf, Esquire
Joseph E. DeBarberie, Esquire

Manley Deas Kochalski LLC
P. O. Box 165028
Columbus, OH 43216-5028
614-220-5611

PROPERTY ADDRESS: 31 MILLER LANE, AKA RR1 BOX 113C, SHICKSHINNY, PA 18655

UPI / TAX PARCEL NUMBER: 61-J4-00A-22A-000

Seized and taken into execution to be sold as the property of SCOTT KLITZNER AND RENEE KLITZNER, AKA RENEE A. KLITZNER in suit of U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF LSF10 MASTER PARTICIPATION TRUST.

Attorney for the Plaintiff:
MANLEY DEAS KOCHALSKI LLC
COLUMBUS, OH 614-220-5611

EUGENE A. GURNARI, Interim Sheriff
LUZERNE COUNTY, Pennsylvania