

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 1724/2020

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, FEBRUARY 11, 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.

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All that certain piece or parcel of land situate in the Borough of Luzerne, County of Luzerne and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

Beginning at a corner on the southwesterly side of Miller Street and being a point in the dividing line between Lots Nos. 216 and 217 on plot of lots surveyed for Sarah S. Bennett, 59 degrees 30' West, along the last aforesaid dividing line, one hundred fifty (150) feet to a corner of a twelve (12) foot alley;

Thence South 30 degrees 30' East along the aforesaid alley, fifty (50) feet to a point in the dividing line between Lots Nos. 217 and 218;

Thence North 59 degrees 30' East along the last aforesaid dividing line, one hundred fifty (150) feet to the line of Miller Street aforesaid;

Thence North 30 degrees 30' West along Miller Street, fifty (50) feet to the place of beginning.

Being Lot No. 217 on the plot aforesaid.

Being the same property conveyed to Tammy L. Milia, no marital status shown who acquired title by virtue of a deed from John C. Janoski and Andrea C. Janoski, his wife, dated December 3, 2008, recorded December 9, 2008, at Instrument Number 5850042, and recorded in Book 3008, Page 262540, Office of the Recorder of Deeds, Luzerne County, Pennsylvania.

Premises improved with a single family dwelling more commonly known as 538 Miller Street, Luzerne, PA 18709

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 41-G9NE2-001-004-000.

Plate No. 41-3-356-8

PROPERTY ADDRESS: 538 MILLER ST, LUZERNE, PA 18709

UPI / TAX PARCEL NUMBER: 41-G9NE2-001-004-000

Seized and taken into execution to be sold as the property of TAMMY L. MILIA AKA TAMMY LYN MILIA in suit of U.S. BANK NATIONAL ASSOCIATION.

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

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