

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 8628/2021

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:

**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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By virtue of a writ of execution issued by plaintiff:

2021-08628

ALL that certain piece, parcel or lot of land situate in the Township of Kingston, County of Luzerne and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a corner of Lots 4 and 5 of a plot of lots surveyed by Thomas Wright;

THENCE along line of Lot #4, South 59 degrees West, one hundred twenty- eight (128) feet to the corner of Lot #4 on the east side of Holly Street, a thirty (30) foot street;

THENCE along Holly Street, North 31 degrees ninety-seven (97) feet, more or less, to a point on the southerly side of the public road leading from Trucksville to Staubs;

THENCE along the public road leading from Trucksville to Staubs, North 39 degrees 48 minutes East, seventy-five (75) feet to a point;

THENCE across Lot 1, South 56 degrees 10 minutes East one hundred thirty- four and forty-three one-hundredths (134.43) feet to the place of beginning.

BEING the same premises which Mary Elizabeth Bishop and Frank C. Bishop, her husband, by Deed dated 8/21/1972 and recorded 8/25/1972 in the Office of the Recorder of Deeds in and for the County of Luzerne in Deed Book 1757, page 802, granted and conveyed unto Phillip W. Taylor and Mary F. Taylor, his wife.

Thereafter, Phillip W. Taylor passed away thereby vesting title of the mortgaged premises solely unto Mary F. Taylor.

Tax Parcel: 35-F9S4 -012-001-000; Plate No. 35-867-4

Title to said premises is vested in MARY F. TAYLOR A/K/A MARY HUEY TAYLOR

Property being known as: 57 Carverton Road, Shavertown, PA 18708

Being Luzerne County Tax Parcel Number and Pin Number: 35-F9S4 -012-001-000

Improvements thereon consist of: Residential Dwelling

Seized and taken in execution as the Property of:

MARY F. TAYLOR A/K/A MARY HUEY TAYLOR; THE UNITED STATES OF AMERICA C/O THE UNITED STATES

ATTORNEY FOR THE MIDDLE DISTRICT OF PA

PROPERTY ADDRESS: 57 CARVERTON RD, SHAVERTOWN, PA 18708

UPI / TAX PARCEL NUMBER: 35-F9S4-012-001-000

Seized and taken into execution to be sold as the property of MARY F. TAYLOR A/K/A MARY HUEY TAYLOR AND THE UNITED STATES OF AMERICA C/O THE UNITED STATES ATTORNEY FOR THE MIDDLE DISTRICT OF PA in suit of U.S. BANK NATIONAL ASSOCIATION, AS SUCCESSOR IN INTEREST TO BANK OF AMERICA NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR OWNIT MORTGAGE LOAN TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2006-7.

Attorney for the Plaintiff:  
BROCK & SCOTT, PLLC  
JENKINTOWN, PA 844-856-6646

**EUGENE A. GURNARI, Interim Sheriff**  
LUZERNE COUNTY, Pennsylvania