

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 26/2023

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 01, 2023**  
**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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PARCEL "A":

ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATE IN BUTLER TOWNSHIP, LUZERNE COUNTY, PENNSYLVANIA, ON THE SOUTH SIDE OF THE STATE HIGHWAY THAT LEADS FROM SAINT JOHNS TO EDGEWOOD ON THE TRACT OF LAND NOW OR FORMERLY OF MABEL BARNET, KNOWN AS LOT NO. 3 ON THE WEST SIDE, GOING SOUTH, AS SHOWN ON A MAP PREPARED ON AUGUST 10, 1937, BY A. G. REESE, A REGISTERED ENGINEER, OF HAZLETON, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE PROPERTY NOW OR FORMERLY OF MABEL BALLIET; THENCE ALONG THE WEST LINE OF THE SAME, SAID LINE BEING THE DIVIDING LINE BETWEEN THE LANDS NOW OR

FORMERLY OF MABEL BALLIET AND LANDS NOW OR FORMERLY OF HELEN ASHMAN SOUTH SIX (6) DEGREES WEST, ONE THOUSAND SIX (1,006) FEET TO A POINT, SAID POINT BEING A WOODEN STAKE, HEREINAFTER DESIGNATED AS THE POINT OF BEGINNING. BEGINNING AT THIS POINT THENCE SOUTH EIGHTY-FOUR (84) DEGREES EAST, ONE HUNDRED FIFTEEN (115) FEET TO A STAKE; THENCE SOUTH SIX (6) DEGREES WEST, SIXTY (60) FEET TO A STAKE; THENCE NORTH EIGHTY-FOUR (84) DEGREES WEST, ONE HUNDRED FIFTEEN (115) FEET TO

A STAKE ON THE DIVIDING LINE BETWEEN THE LANDS NOW OR FORMERLY OF MABEL BALLIET AND LANDS NOW OR FORMERLY OF HELEN ASHMAN; THENCE NORTH SIX (6) DEGREES EAST, SIXTY (60) FEET TO THE POINT OF BEGINNING, CONTAINING SIX THOUSAND NINE HUNDRED (6,900) SQUARE FEET, MORE OR LESS.

BEING PARCEL NO. 06-Q8S3 -001-10N-000

PARCEL "B".

ALL THAT CERTAIN PARCEL, PIECE OR LOT OF LAND SITUATE IN BUTLER TOWNSHIP, LUZERNE COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED BY SURVEY OF CHARLES F. WALTER, R.P.E. NO. 8172, DATED SEPTEMBER 7, 1963, AS FOLLOWS:

BEGINNING AT A POINT LOCATED SOUTH SIX (6) DEGREES WEST, A DISTANCE OF ONE THOUSAND TWENTY-THREE AND FIFTY HUNDREDTHS (1,023.50) FEET FROM THE NORTHEAST CORNER OF THE TRACT OF LAND NOW OR FORMERLY OF LEWIS JAMES, JR., AND BEING FURTHER DESCRIBED AS THE NORTHWEST CORNER OF THE PARCEL OF LAND OF HOWARD HUGHES, DESCRIBED IN PARCEL "A" HEREINBEFORE; THENCE ALONG THE LAND OF HOWARD HUGHES SOUTH SIX (6) DEGREES WEST, A DISTANCE OF SIXTY (60) FEET TO A POINT; THENCE

ALONG THE LAND NOW OR FORMERLY OF LEWIS JAMES, JR., NORTH EIGHTY-FOUR (84) DEGREES WEST, A DISTANCE OF SEVENTY (70) FEET TO A POINT; THENCE CONTINUING ALONG THE LAND NOW OR FORMERLY OF

LEWIS JAMES, JR., NORTH SIX (6) DEGREES EAST, DISTANCE OF SECTY (60) FEET TO A POINT; THENCE ALONG THE LAND NOW OR FORMERLY OF H. G. AND RUTH BAKER, SOUTH EIGHTY-FOUR (84) DEGREES EAST, A DISTANCE OF

SEVENTY (70) FEET TO THE POINT OR PLACE OF BEGINNING, CONTAINING FOUR THOUSAND TWO HUNDRED (4,200) SQUARE FEET OF LAND.

TOGETHER WITH THE RIGHT OF INGRESS, EGREES AND REGRESS OVER AND ON A PRIVATE LANE

(WHICH PRIVATED LAND LEADS FROM THE SOUTHERLY LINE OF THE EDGEWOOD- ST. JOHNS HIGHWAY TO THE NESCOPECK CREEK)

ALSO TOGETHER WITH CERTAIN BEACH AND STREAM RIGHTS AND PRIVILEGES AS SAID RIGHTS APPEAR IN FORMER DEEDS IN THE CHAIN OF TITLE

BEING PARCEL NO. 06-Q8S3 -001-18C-000

THE IMPROVEMENTS THEREON BEING KNOWN AS 43 JAMES LANE, DRUMS, PENNSYLVANIA - 18222.

Title to said premises is vested in Robert Eubanks a/k/a Robert L. Eubanks by deed from BETTY A. DOTTS dated September 15, 2003 and recorded September 25, 2003 in Deed Book 3003, Page 290327 Instrument Number 5536031.

Property being known as: 43 James Lane, Drums, Pennsylvania 18222

Improvements thereon consist of: Residential Dwelling

PROPERTY ADDRESS: 43 JAMES LN, DRUMS, PA 18222

UPI / TAX PARCEL NUMBER: 06-Q8S3 -001-10N-000 & 06-Q8S3 -001-18C-000

Seized and taken into execution to be sold as the property of EUBANKS, ROBERT A/K/A ROBERT L EUBANKS in suit of TRUIST BANK, FORMERLY KNOWN AS BRANCH BANKING AND TRUST COMPANY.

**Attorney for the Plaintiff:**  
MCCABE WEISBERG & CONWAY, LLC  
PHILADELPHIA, PA 215-790-1010

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