

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 8554/2022

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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## LEGAL DESCRIPTION

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 February 2, 2024 at 10:30AM, in the forenoon of the said day, all the right, title and interest of the Defendant(s) in and to:

### LOTS NOS. 135 AND 136

All the surface or right of soil of all those certain lots, pieces or parcels of land situate in the Twelfth Ward of the City of Wilkes-Barre, in the County of Luzerne and State of Pennsylvania, bounded and described as follows, to wit:

Beginning at a point on the southerly side of Elizabeth Street, the intersection of lots Nos. 134 and 135;

Thence North 46 degrees 31 minutes West sixty (60) feet along line of Elizabeth Street to a point, the intersection of lots Nos 136 and 137;

Thence South 43 degrees 29 minutes West one hundred (100) feet along line of lot No. 137 to a point, the intersection of lots Nos. 136, 137, 162 and 163;

Thence South 46 degrees 31 minutes East sixty (60) feet along line of lots Nos. 163 and 164 to a point, the intersection of lots Nos. 134, 135, 164 and 165;

Thence North 43 degrees 29 minutes East one hundred (100) feet along line of lot No. 134 to Elizabeth Street aforesaid, the place of beginning.

Being lots Nos. 135 and 136 on a plot of allotment of August W. Grebe duly recorded in the Recorder of Deeds Office in and for Luzerne County in Map Book No. 2, page 126.

Excepting and reserving the coal and other minerals as the same are excepted and reserved in line of title.

### LOT NOS. 137 AND 138

All the surface of all those two certain parcels or lots of land, situate in the Twelfth Ward of the City of Wilkes-Barre, County of Luzerne, and State of Pennsylvania, bounded and described as follows, to wit:

### THE FIRST THEREOF:

Beginning at a point of the Southerly side of Elizabeth Street, the intersection of Lots Nos. 137 and 138;

Thence North 46 degrees 31 minutes West, thirty (30) feet along the line of Elizabeth Street to a point, the intersection of Lots Nos. 138 and 139;

Thence South 43 degrees 29 minutes West, one hundred (100) feet along a line of Lot No. 139 to a point, the intersection of Lots Nos. 138, 139, 160 and 161;

Thence South 46 degrees 31 minutes east, thirty (30) feet along the line of Lot No. 161, to a point, the intersection of Lots Nos. 137, 138, 161 and 162;

Thence North 43 degrees 29 minutes East, one hundred (100) feet along the line of Lot No. 137 to Elizabeth Street, aforesaid, the place of beginning.

Being Lot No. 138 on plot of lots of August W. Grebe duly recorded in the Office of the Recorder of Deeds in Map Book No. 2, Page 126.

**THE SECOND THEREOF:**

Beginning at a point on the Southerly side of Elizabeth Street, the intersection of Lots Nos. 136 and 137;

Thence North 46 degrees 31 minutes West, thirty (30) feet along the line of Elizabeth Street to a point the intersection of Lots Nos. 137 and 138;

Thence South 43 degrees 29 minutes West, one hundred (100) feet along the line of Lot No. 138 to a point the intersection of Lots Nos. 137, 138, 161 and 162;

Thence south 46 degrees 31 East, thirty (30) feet along the line of Lot Nos. 136 to Elizabeth Street aforesaid, the place of beginning.

Being Lot No. 137 on plot of lots of August W. Grebe duly recorded in the Office of the Recorder of Deeds in Map Book No. 2, page 126

Together with all improvements thereon.

Subject to all agreements, conditions, covenants, easements, exceptions, reservations and restrictions as the same are contained in prior deeds in the chain of title.

Being the same property conveyed to John Nesler and Catherine Nesler, his wife who acquired title, as tenants by the entirety, by virtue of a deed from John Nesler and Catherine Nesler, his wife, dated November 11, 2003, recorded November 19, 2003, at Instrument Number 5547306, and recorded in Book 3003, Page 350034, Office of the Recorder of Deeds, Luzerne County, Pennsylvania.

Premises improved with a single family dwelling more commonly known as 226 New Elizabeth Street, Wilkes Barre, PA 18702

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 73H9SW3 012008000.

Plate No. 73-12-2-742-4

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 US Bank Trust National Association, Not In Its Individual Capacity But Solely As Owner Trustee For VRMTG Asset Trust against Catherine L. Nesler, AKA Catherine Nesler, et al., and will be sold by:

Brian Szumski, Sheriff of Luzerne County

Katherine M. Wolf, Esquire  
Meredith H. Wooters, Esquire  
Kimberly J. Hong, Esquire  
Michael E. Carleton, Esquire  
Alyk L. Oflazian, Esquire  
Cristina L. Connor, Esquire  
Ed E. Qaqish, Esquire

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

PROPERTY ADDRESS: 226 NEW ELIZABETH ST, WILKES BARRE, PA 18702

UPI / TAX PARCEL NUMBER: 73H9SW3 012008000

Seized and taken into execution to be sold as the property of NESLER, CATHERINE L. AKA CATHERINE NESLER AND NESLER, JOHN R. AKA JOHN NESLER AKA JOHN RICHARD NESLER 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:  
MANLEY DEAS KOCHALSKI LLC  
COLUMBUS, OH 614-220-5611

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