

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 7888/2022

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:

**FRIDAY, JUNE 14, 2024**  
**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 LOT OR PIECE OF GROUND SITUATE IN HANOVER TOWNSHIP, COUNTY OF LUZERNE, COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DE-SCRIBED AS FOLLOWS, TO WIT:

BEING ALL OF LOT NO. 47 AND FIFTEEN (15) FEET OF LOT NO. 48 ADJOINING LOT NO. 47 ON THE PLOT RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF LUZERNE COUNTY, PENNSYLVANIA, IN MAP BOOK NO. 2, PAGE 188, UNDER THE NAME OF IONA PLACE, SAID LOT BEING FORTY (40) FEET WIDE IN FRONT ON LYNDWOOD AVENUE, AND ONE HUNDRED (100) FEET IN DEPTH AS SHOWN ON SAID RECORDED PLOT.

FOR INFORMATIONAL PURPOSES ONLY: PARCEL #: 25-I9NW1-017-017-000

MAILING ADDRESS IS COMMONLY KNOWN AS: 72 Lyndwood Avenue, Hanover Township, PA 18706

BEING the same premises which Katye E. Flynn And Brian D. Flynn, Her Husband by Deed dated January 10, 2014 and recorded in the Official Records of Luzerne County on January 13, 2014 in Deed Book Volume 3014, Page 6453, as Instrument 201401669 granted and conveyed unto Stephen Solomon.

72 Lyndwood Avenue, Hanover Township, PA 18706

Tax Parcel Number: 25-I9NW1-017-017-000

PROPERTY ADDRESS: 72 LYNDWOOD AVE, HANOVER TWP, PA 18706

UPI / TAX PARCEL NUMBER: 25-I9NW1-017-017-000

Seized and taken into execution to be sold as the property of STEPHEN SOLOMON in suit of U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR RMTP TRUST, SERIES 2021 COTTAGE-TT-V.

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Attorney for the Plaintiff:  
FRIEDMAN VARTOLO LLP  
GARDEN CITY, NY 212-471-5100

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