

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 8946/2022

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.

ALL THAT CERTAIN lot, piece or parcel of land, situate, lying and being in the Township of Wright, County of Luzerne and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a corner dividing Lots Nos. 55 and 56 in the Southerly line of Red Maple Avenue as shown on a map hereinafter mentioned; thence along said dividing line, South 2 degrees 01 minutes West 289.84 feet to a corner in the rear line of Lot No. 59; thence along a portion of the same and along a portion of the real line of Lot No. 70, North 83 degrees 50 minutes West 86.00 feet to a corner of Lot No. 54; thence along the same, North 5 degrees 47 minutes West, 210.72 feet to a corner in the Southerly line of Red Maple Avenue aforesaid; and thence along the same along a curve to the right having a radius of 165.55 feet, an arc length of 119.46 feet and a chord course of North 79 degrees 46 minutes East, 117.03 feet to a corner, the place of beginning.

BEING the same premises which Patrick J. Finn and Maria A. Finn, his wife, by Deed dated September 13, 2007, and recorded in the Official Records of Luzerne County on October 26, 2007 in Deed Book Volume 3007, Page 284586, granted and conveyed unto Cynthia Rackley.

50 Red Maple Avenue, Mountain Top, PA 18707
Tax Parcel Number: 64-N8S2-006-002
Robert Flacco, Esq., Friedman Vartolo LLP, Attorney for Plaintiff

Judgment Amount: \$166,710.20
Premise Being: 50 Red Maple Avenue, Mountain Top, PA 18707

PROPERTY ADDRESS: 50 RED MAPLE AVE, MOUNTAIN TOP, PA 18707

UPI / TAX PARCEL NUMBER: 64-N8S2-006-002

Seized and taken into execution to be sold as the property of CYNTHIA RACKLEY in suit of U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR LB-IGLOO SERIES IV TRUST.

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

BRIAN M. SZUMSKI, Sheriff
LUZERNE COUNTY, Pennsylvania