

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2926/2023

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, FEBRUARY 07, 2025
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 property situated in the Township of Lehman, County of Luzerne and State of Pennsylvania, being more fully described in Deed Dated 9/16/93, appearing among the Land Records of the County and State set forth above in Deed Book 2568, Page 367.

ALL that certain piece, parcel and lot of land situate lying and being in the Township of Lehman County of Luzerne and State of Pennsylvania, bounded and described as follows:

BEGINNING to a point along the centerline of Township Route 682, said point being a corner common to the lands now or formerly of Road;

THENCE along the centerline of Township Route 682, south 49 degrees 44 minutes 40 seconds East 107.39 feet to a point, being a corner common to the lands now or formerly of S. Wildoner;

THENCE along the lands now or formerly of S. Wildoner, North 48 degrees 37 minutes 40 seconds East 322.98 feet to an iron pin, being a corner common to LOT 1 of the J. Wildoner subdivision;

THENCE along LOT 1, North 37 degrees 37 minutes 50 seconds West 296.06 feet to an iron pin;

THENCE along the same, South 82 degrees 33 minutes 55 seconds West 260.72 feet to an iron pin;

THENCE along the same South 41 degrees 00 minutes 05 seconds West 215.21 feet to a point along the centerline of Township Route 682;

THENCE along the centerline of Township Route 682, South 48 degrees 35 minutes 15 seconds East 107.14 feet to a point being a corner common to other lands of John Wildoner, this grantor herein;

THENCE along other lands of John Wildoner, North 48 degrees 37 minutes 50 seconds East 158.18 feet to an iron pin;

THENCE along other lands of John Wildoner and lands now or formerly of Road, South 55 degrees 45 minutes 40 seconds East 200.00 feet to an iron pin;

THENCE along the lands now or formerly of Road, South 31 degrees 07 minutes 10 seconds West 158.45 feet to the place of beginning.

Improvements thereon consist of RESIDENTIAL

Containing 2.65 acres of land.

The above parcel being LOT 2 of the "J. Wildoner Subdivision" map dated June 19, 1992, as surveyed by Frank A. Grabowski, P.L.S. and recorded in Luzerne County Map Book 69 Page 41.

TITLE TO SAID PREMISES VESTED IN Walter J. Simko and Sarah J. Simko, his wife deeded by John E. Wildoner and Jane Wildoner, his wife Dated: September 16, 1993 Recorded: July 10, 1996 BK/Pg #: 2568/367.

PROPERTY ADDRESS: 56 SAWMILL RD, FKA RD2 BOX 278-1, HUNLOCK CREEK, PA 18621

UPI / TAX PARCEL NUMBER: 40-H6 -00A-018-000

Seized and taken into execution to be sold as the property of SARAH J SIMKO AND WALTER J SIMKO in suit of U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR TO U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE, WHICH WAS SUCCESSOR TO FIRST TRUST NATIONAL ASSOCIATION, AS TRUSTEE, FOR HOME IMPROVEMENT LOAN TRUST 1998-B.

Attorney for the Plaintiff:
KML LAW GROUP
PHILADELPHIA, PA 215-627-1322

BRIAN M. SZUMSKI, Sheriff
LUZERNE COUNTY, Pennsylvania