

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2103/2021

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 06, 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 OR PIECE OF GROUND SITUATE IN THE BOROUGH OF DUPONT, COUNTY OF LUZERNE AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS: SIT-uate ON THE NORTHERLY SIDE OF PENN AVENUE AT A DISTANT OF 290 FEET EASTWARDLY FROM THE EASTERLY SIDE OF SPRUCE STREET; THENCE IN AN EASTERLY DIRECTION ALONG SAID PENN AVENUE THIRTY-FIVE (35) FEET TO A CORNER OF LOT NO. 34 ON PLOT OF LOTS HEREINAFTER REFERRED TO; THENCE IN A NORTHERLY DIRECTION ALONG THE LINE OF LOT NO. 34 AFORESAID, ONE HUNDRED SEVENTY (170) FEET TO A STREET; THENCE IN A WESTERLY DIRECTION ALONG SAID STREET THIRTY-FIVE (35) FEET TO A CORNER; THENCE IN A SOUTHERLY DIRECTION ONE HUNDRED-SEVENTY (170) FEET TO PENN AVENUE, THE PLACE OF BEGIN-NING. BEING ALL OF LOT NO. 33 AND TEN FEET OF LOT NO. 32, ADJOINING THERETO, IN BLOCK 164, WHICH PLOT IS RECORDED IN LUZERNE COUNTY MORTGAGE BOOK NO. 77, PAGE 524. BE-ING THE SAME PREMISES CONVEYED BY ANDREW SABULA TO ANTHONY CEBULA, ET UX BY DEED DATED FEBRUARY 2, 1946, AND RECORDED IN LUZERNE COUNTY DEED BOOK NO. 873 PAGE 204, THE ABOVE-DESCRIBED PREMISES BEING KNOWN AS NO. 424 PENN AVENUE, DUPONT, PA. COAL AND OTHER MINERALS EXCEP TED AND RESERVED AS THE SAME ARE EX-CEPTED AND RESERVED IN PRIOR DEED IN CHAIN OF TITLE

BEING the same premises which Anthony Cebula and Elizabeth Mekuta, Co-Executors for the Estate of Helen Cebula, deceased by Deed dated September 28, 1987 and recorded in the Official Records of Luzerne County on September 28, 1987 in Deed Book Volume 2246, Page 248, as Instrument granted and conveyed unto John W. Moon and Rita A. Moon.

424 Penn Avenue, Dupont, PA 18641

Tax Parcel Number: 1500E12NE3006016

PROPERTY ADDRESS: 424 PENN AVE, DUPONT, PA 18641

UPI / TAX PARCEL NUMBER: 1500E12NE3006016

Seized and taken into execution to be sold as the property of RITA A MOON AND JOHN W MOON in suit of U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF THE LB-CABANA SERIES IV TRUST.

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

BRIAN M. SZUMSKI, Sheriff
LUZERNE COUNTY, Pennsylvania