

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 11084/2021

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:

MONDAY, OCTOBER 07, 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 piece, parcel or plot of land situate in the Borough of West Hazleton, County of Luzerne and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at point being the northwest corner of Block "N" on a plot or plan of Valmont Development Company, said point also being the northwest corner of Lot No. Nine (9) of said Block "N", now or formerly of Frank Kamedze, et ux;

THENCE (1) along the right-of-way of State Highway North fifty degrees thirty-five minutes West (N 50°35' W) twenty-five (25') to the point of beginning.

THENCE (2) along the right-of-way of State Highway North fifty degrees thirty-five minutes West (N 50°35' W) seventy-five feet (75') to a point;

THENCE (3) South thirty-nine degrees twenty-five minutes West (S 39° 25' W) one hundred thirty feet (130') to a point;

THENCE (4) South fifty degrees thirty-five minutes East (S 50° 35' E) seventy-five feet (75') to a point;

THENCE (5) North thirty-nine degrees twenty-five minutes East (N 39°25' E) one hundred thirty feet (130') to the point of BEGINNING.

BEING the same premises, which Pasquale C. Damico and Shirley A. Damico by Deed dated February 5, 2003, and recorded in the Official Records of Luzerne County on February 19, 2003, in Deed Book Volume 3003, Page 40652, granted and conveyed unto Nikita P. Giannacopoulos, single.

Tax Parcel Number: 63-T7NE1 -009-00B-000

Premise Being: 176 Susquehanna Boulevard, West Hazleton, PA 18202

PROPERTY ADDRESS: 176 SUSQUEHANNA BLVD, WEST HAZLETON, PA 18202

UPI / TAX PARCEL NUMBER: 63-T7NE1 -009-00B-000

Seized and taken into execution to be sold as the property of FRANCKE, DOUG IN HIS CAPACITY AS ADMINSTRATOR OF THE ESTATE OF NIKITA P. GIANNAKOUROS in suit of U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF THE CHALET SERIES IV TRUST.

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

BRIAN M. SZUMSKI, Sheriff
LUZERNE COUNTY, Pennsylvania