

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2272/2024

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:

**THURSDAY, JUNE 05, 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.

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By virtue of writ of execution issued by plaintiff:

TOWD POINT MORTGAGE TRUST 2019-4, U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE  
To case number 2024-02272

ALL those certain pieces or parcels of land situate in Salem Township, Luzerne County, Pennsylvania, bounded and described as follow, to wit:

TRACT NO. 1:

BEGINNING at an iron pin corner on the southerly side of public road, formerly Route 11, and being a corner of other land formerly of Arlington L. Samsel, et ux, and now or formerly of Gerald E. Burke, et ux; THENCE along the southerly side of said public road, in a easterly direction 75 feet to a corner of other land formerly of Arlington L. Samsel, et ux, and now or formerly of Gerald E. Burke, et ux; THENCE along said land in a southerly direction to a point 30 feet from the center line of the Erie-Lackawanna railroad; THENCE along the same, North 65 degrees West 70 feet to an iron pin corner said corner being the southeast corner of other land formerly of Arlington L. Samsel, et ux, and now or formerly of Gerald E. Burke, et ux; THENCE along said land North 1 degree 53 minutes East 116 feet to the place of beginning.

TRACT NO. 2:

BEGINNING at the northwesterly corner of Lot. No. 2 on the southerly side of public road leading from Berwick to Shickshinny; THENCE in southerly direction, along the westerly side of said lot, to the right of way of the Lackawanna Railroad; THENCE North 65 degrees West, along said right of way, to a stone corner; THENCE North 5 degrees, 20 minutes East 45.5 feet to a stone corner; THENCE along the southerly side of the public road aforesaid, in an easterly direction of 314 feet to the place of beginning.

Title to said premises is vested in DOUGLAS S BANKES, UNMARRIED

Property being known as: 132 WALNUT DR BERWICK, PA 18603

Being Luzerne county tax parcel number and pin number: 55-P4NW2-003-003-000, 55-P4NW2-003-03A-000

Improvements thereon consist of: RESIDENTIAL PROPERTY

Seized and taken in execution as the property of: DOUGLAS S BANKES, UNMARRIED

PROPERTY ADDRESS: 132 WALNUT DR, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 55-P4NW2-003-003-000, 55-P4NW2-003-03A-000

Seized and taken into execution to be sold as the property of DOUGLAS S BANKES in suit of TOWD POINT MORTGAGE TRUST 2019-4, U.S. BANK NATIONAL ASSOCIATION AS INDENTURE TRUSTEE.

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Attorney for the Plaintiff:

ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC  
MT. LAUREL, NJ 855-225-6906

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