

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 4355/2022

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, 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 piece or parcel of land situate in the Township of Jackson, Luzerne County, Pennsylvania, bounded and described as follow, to wit:

BEGINNING on East Meadow Street at the Southwest corner of Lot No. 49;

THENCE along East Meadow Street North 56 degrees 30 minutes East 100 feet to a corner in common to Lot No. 49 and 50;

THENCE along the line dividing Lots Nos. 49 and 50, North 34 degrees 30 minutes West 200 feet to a corner common to Lots Nos. 49, 50, 51 and 52;

THENCE along the rear line common to Lots Nos. 49 and 52, South 56 degrees 30 minutes West 100 feet to a corner common to Lots Nos. 48, 49, 50 and 52;

THENCE along the line dividing Lots nos. 48 and 49 South 34 degrees 30 minutes East 200 feet to the place of BEGINNING.

BEING Lot No. 49 on plat of Harold T. Bertram, by J.T. Jeter, R.E., dated May 12, 1956 extended September 1, 1962.

BEING THE SAME PREMISES which Edward J. Shewan by Deed dated March 3, 2000, and recorded on June 6, 2000, in the Luzerne County Recorder of Deeds Office at Deed Book Volume 2723 at Page 0460, as Instrument No. 20005326342, granted and conveyed unto Kimberly Conahan.

Property being known as 103 East Meadow Street, Shavertown, PA 18708

Being Luzerne County Parcel Identification Number 31-200-D1-D40-5

Improvements thereon consist of a Residential Dwelling

PROPERTY ADDRESS: 103 EAST MEADOW ST, SHAVERTOWN (JACKSON TWP), PA 18708

UPI / TAX PARCEL NUMBER: 31-200-D1-D40-5

Seized and taken into execution to be sold as the property of KIMBERLY CONAHAN in suit of U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR LEGACY MORTGAGE ASSET TRUST 2019-GS7.

Attorney for the Plaintiff:
HLADIK ONORATO & FEDERMAN
NORTH WALES, PA 215-855-9521

EUGENE A. GURNARI, Interim Sheriff
LUZERNE COUNTY, Pennsylvania