

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 11168/2022

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:

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.

By virtue of writ of execution issued by plaintiff U.S. Bank Trust National Association, as Trustee of the Igloo Series IV Trust
To Case number 202211168

SCHEDULE "A"

BEGINNING at a point on the Southerly side of Middle Road leading from Wilkes-Barre to Aiden eighty (80) feet west from a corner on side street

THENCE South 17 degrees 04 minutes East along Lot No. 4 one hundred forty (140) feet to a corner on an alley

THENCE South 86 degrees 04 minutes West twenty (20) feet to a point dividing Lot No. 3 on plot of lots hereinafter mentioned

THENCE North 17 degrees 04 minutes West one hundred forty (140) feet to Middle Road

THENCE North 86 degrees 21 minutes East twenty (20) feet to Lot No. 4, the place of beginning

Being the Easterly half of Lot No. 3 on plot of lots laid out by Edward Rhineheimer and recorded in Luzerne County Map Book 1, page 388.

BEING the same premises which Walker J. Poplawski and Peraleen A. Poplawski by Deed dated August 25, 1977 and recorded in the Official Records of Luzerne County on August 26, 1977 in Deed Book Volume 1932, Page 461, as Instrument granted and conveyed unto Michael J. Kosloski Jr. and Dorothy J. Kosloski.

3085 South Main Street, Ashley, PA 18706

Tax Parcel Number: 25-J8S1-004-005

Robert Flacco, Esq., Friedman Vartolo LLP, attorney for Plaintiff

Judgment Amount: \$51,676.87

Premise Being: 3085 South Main Street, Ashley, PA 18706

Seized and sold as the property of Dorothy J. Kosloski, Michael J. Kosloski Jr. Judgment Number 202211168 (U.S. Bank Trust National Association, as Trustee of the Igloo Series IV Trust v ESTATE OF MICHAEL KOSLOSKI), with a judgment amount of \$51,676.87.

Dated: August 29, 2024

/s/ Robert Flacco

Robert Flacco, Esq. (325024)

FRIEDMAN VARTOLO LLP

Attorneys for Plaintiff

1325 Franklin Avenue, Suite 160

Garden City, NY 11530

(T) (212) 471-5100

(F) (212) 471-5150

PROPERTY ADDRESS: 3085 SOUTH MAIN ST, ASHLEY, PA 18706

UPI / TAX PARCEL NUMBER: 25-J8S1-004-005

Seized and taken into execution to be sold as the property of KOSLOSKI, MICHAEL J III; AS HEIR OF MICHAEL J. KOSLOSKI, DOROTHY ANNE NELSON, AS HEIR OF MICHAEL J. KOSLOSKI, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MICHAEL J KOSLOSKI, DECEASED AND ESTATE OF MICHAEL J KOSLOSKI in suit of U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF THE IGLOO SERIES IV TRUST.

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

BRIAN M. SZUMSKI, Sheriff
LUZERNE COUNTY, Pennsylvania