

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 7344/2022

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, FEBRUARY 07, 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.

---

ALL THAT CERTAIN LOT, PIECE, OR PARCEL OF LAND SITUATE IN THE TOWNSHIP ON UNION, COUNTY OF LUZERNE, AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A POINT BEING A STEEL PIN ON THE RIGHT-OF-WAY LINE OF LEGISLATIVE ROUTE (L.R.) 935 WHICH HAS A 50-FOOT RIGHT OF WAY, SAID POINT BEING NORTH FIFTY-EIGHT DEGREES TWELVE MINUTES TWENTY-THREE SECONDS WEST (N 58 DEGREES 12' 23" W), A DISTANCE OF EIGHTY-ONE AND FOURTEEN ONE-HUNDREDTHS FEET (81.14') FROM THE INTERSECTION OF L.R. 935 AND TOWNSHIP ROAD NO. 508.

THENCE ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF L.R. 935 NORTH EIGHTY-ONE DEGREES FORTY-NINE MINUTES FORTY-ONE SECONDS WEST (N 81 DEGREES 49' 41"W), ONE HUNDRED SIXTEEN AND SIXTEEN ONE-HUNDREDTHS FEET (116.16') TO A STEEL ROD WITH A BRASS TOP;

THENCE ALONG THE LANDS NOW OR FORMERLY OF VICTOR SWINSKI NORTH TWELVE DEGREES TWENTY MINUTES ZERO SECONDS EAST (N 12 DEGREES 20' 00" E), THREE HUNDRED FIVE AND SEVENTY-FIVE AND SEVENTY-FIVE ONE-HUNDREDTHS FEET (305.75') TO A STEEL NAIL IN A ROOT OF A STUMP;

THENCE ALONG THE LANDS OF SAID VICTOR SWINSKI NORTH EIGHTY-TWO DEGREES NINETEEN MINUTES ZERO SECONDS WEST (N 82 DEGREES 19' 00" W), SEVENTY-FIVE AND ZERO ONE-HUNDREDTHS FEET (75.00') TO A STEEL ROD WITH A BRASS TOP;

THENCE ALONG THE LANDS OF SAID VICTOR SWINSKI NORTH ELEVEN DEGREES FORTY-THREE MINUTES TWENTY-FIVE SECONDS EAST (N 11 DEGREES 43' 25" E), ONE HUNDRED FIFTY-TWO AND EIGHT ONE-HUNDREDTHS FEET (152.08') TO A STEEL PIN WITH A BRASS TOP NEAR A STONE WALL;

THENCE ALONG A STONE WALL AND REMNANTS OF THE SAME ALL AND THE LANDS NOW OR FORMERLY OF ROY NOSS SOUTH SEVENTY-THREE DEGREES THREE MINUTES ZERO SECONDS EAST (S 73 DEGREES 03'00" E), ONE HUNDRED SEVENTY AND ZERO ONE-HUNDREDTHS FEET (170.00') TO A STEEL PIN;

THENCE ALONG THE LANDS NOW OR FORMELY OF WARD CULVER SOUTH NINE DEGREES SEVENTEEN MINUTES FIFTY-FOUR SECONDS EAST (S 9 DEGREES 17'54" E), FOUR HUNDRED THIRTY AND TWENTY-THREE ONE-HUNDREDTHS FEET (430.23') TO THE PLACE OF BEGINNING.

BEING THE SAME PREMISES, WHICH GERTRUDE A. YEKEL, WIDOW, BY DEED DATED APRIL 10, 1973, AND RECORDED IN THE OFFICIAL RECORDS OF LUZERNE COUNTY ON APRIL 11, 1973 IN DEED BOOK VOLUME 1779, PAGE 655 et seq., GRANTED AND CONVEYED UNTO THOMAS A. ESTUS, SR. AND SHIRLEY E. ESTUS, HIS WIFE.

PROPERTY ADDRESS: 109 HUNLOCK HARVEYVILLE RD, HUNLOCK CREEK, PA 18621

UPI / TAX PARCEL NUMBER: 61-I4S1 -002-005-000

Seized and taken into execution to be sold as the property of THOMAS A ESTUS, SR in suit of U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF LB-IGLOO SERIES IV TRUST.

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

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