

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 696/2018

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 a Writ of Execution No. _____ issued out of the Court of Common Pleas of Luzerne County, directed to me, there will be exposed to public sale, by vendue or outcry to the highest and best bidders, for cash, in the Courthouse, in the City of Wilkes-Barre, Luzerne County, Pennsylvania, on February 7, 2025 at 10:30AM, in the forenoon of the said day, all the right, title and interest of the Defendant(s) in and to:

All that certain piece or parcel of land situate in the Township of Pittston, County of Luzerne and State of Pennsylvania, bounded and described as follows, to wit:

Beginning at an iron rebar set along the Southwesterly line of Suscon Road (S.R. 2035), said rebar also being the Northerly common corner between Parcel No. 4 being lands of Irene Kasa with lands N/F of Patrick A. and Christina A. Lombardo as shown on a map entitled "Final Minor Subdivision Plan - Lands of Tracy Kasa Freed, John A. and Evelyn Healey and Henry and Marie Kurutz", prepared by Nicholas A. Piccini, P.L.S., dated 09/1998 and revised 01/1999, 04/1999 and 05/1999 and recorded in the Luzerne County Recorder of Deeds Office in Map Book 125 at Page 24;

Thence along said Lombardo lands, South 06 degrees 46' 31" West, three hundred sixty-one and eighty-four hundredths (361.84) feet to an iron rebar set in place, being the Northeasterly corner of Parcel No. 6;

Thence along said Parcel No. 6, North 75 degrees 44' 00" West, two hundred twenty and sixty hundredths (220.60) feet to an iron rebar found in place being the common corner between Parcel Nos. 3, 4, 5, and 6;

Thence along said Parcel No. 3 and the terminus of a thirty (30) feet wide private road right-of-way, North 01 degrees 34' 00" West, two hundred seventy and sixteen hundredths (270.16) feet to a point along the centerline of said thirty (30) feet wide private road right-of-way;

Thence along said Parcel No. 3 and also along said private road right-of-way centerline, the following three (3) courses and distances:

- (1) North 64 degrees 31' 00" East, ninety-four and twenty-one hundredths (94.21) feet to a point;
- (2) Along a curve to the left, having a radius of 218.31', a delta of 22 degrees 50' 04", an arc length of 87.00' and a chord of North 53 degrees 05' 58" East, eighty-six and forty-three hundredths (86.43) feet to a point;
- (3) North 41 degrees 44' 00" East, fifty and sixty-three hundredth (50.63) feet to a point along said Suscon Road;

Thence along said Suscon Road, along a curve to the left having a radius of 1,033.60', a delta of 06 degrees 45' 44", an arc length of 121.99' and a chord of South 38 degrees 34' 06" East, one hundred twenty-one and ninety-two hundredths (121.92) feet to the point of beginning.

Being the same property conveyed to Edward J. Kowalczyk aka Edward J. Kowalczyk, Jr. and Susan Kowalczyk, husband and wife who acquired title by virtue of a deed from Edward J. Kowalczyk aka Edward J. Kowalczyk, Jr., dated June 5, 2009, recorded June 11, 2009, at Instrument Number 5872631, and recorded in Book 3009, Page

112573, Office of the Recorder of Deeds, Luzerne County, Pennsylvania.

Being the same property conveyed to Edward J. Kowalczyk aka Edward J. Kowalczyk, Jr. who acquired title by virtue of a deed from Irwin Union Bank and Trust Company, dated April 3, 2006, recorded April 10, 2006, at Instrument Number 5695738, and recorded in Book 3006, Page 92340, Office of the Recorder of Deeds, Luzerne County, Pennsylvania.

Premises improved with a single family dwelling more commonly known as 1140 Suscon Road, Pittston Township, PA 18640

Under and Subject to and together with the same reservations, conditions, restrictions, covenants, exceptions and easements as appear in prior chain of title.

Together with all buildings and improvements thereon.

The Property Identification Number of the above-described parcel is 51-F13-00A-15A-000.

Plate No. 51-723-3-D1-3

Notice is hereby given to all claimants and parties in interest that the Sheriff will within thirty (30) days thereafter file a distribution in his office, where the same will be available for inspection and the distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter.

Seized and taken into execution at the suit of U.S. Bank Trust National Association as Trustee for Treehouse Series IV Trust against Edward J. Kowalczyk, Jr., AKA Edward J. Kowalczyk, et al., and will be sold by:

Brian Szumski, Sheriff of Luzerne County

Katherine M. Wolf, Esquire
Meredith H. Wooters, Esquire
Kimberly J. Hong, Esquire
Michael E. Carleton, Esquire
Cristina L. Connor, Esquire
Ed E. Qaqish, Esquire

MDK Legal
P. O. Box 165028
Columbus, OH 43216-5028
614-220-5611

PROPERTY ADDRESS: 1140 SUSCON RD, PITTSTON TWP, PA 18640

UPI / TAX PARCEL NUMBER: 51-F13-00A-15A-000

Seized and taken into execution to be sold as the property of KOWALCZYK, EDWARD J . JR AKA EDWARD J KOWALCZYK AND SUSAN KOWALCZYK in suit of U.S. BANK TRUST NATIONAL ASSOCIATION AS TRUSTEE FOR TREEHOUSE SERIVES IV TRUST.

Attorney for the Plaintiff:
MANLEY DEAS KOCHALSKI LLC
COLUMBUS, OH 614-220-5611

BRIAN M. SZUMSKI, Sheriff
LUZERNE COUNTY, Pennsylvania