

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 8960/2023

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, APRIL 04, 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 LB-Dwelling Series V Trust

To Case number 202308960

SCHEDULE "A"

ALL that certain lot, piece or parcel of ground situate in the City of Hazleton, County of Luzerne and Commonwealth of Pennsylvania, known and designated as the easterly one- half of Lot No. 1 in the Block No. 64 on a certain map entitled "Hazleton Heights" bounded and described as follows, to wit:

BEGINNING AT A POINT in the northerly line of Thirwell Avenue, said point being a distance of sixteen feet (16") eastwardly from the northeasterly corner of the intersection of Hazle Street and Thirwell Avenue;

THENCE extending eastwardly along the northerly line of Thirwell Avenue for a distance of sixteen feet (16') to a point in the westerly line of Lot No. 2;

THENCE extending northwardly along the westerly line of Lot No. 2 for a distance of one hundred sixteen feet (116) to a point in the southerly line of "D" Court

THENCE extending westwardly along the southerly line of "D" Court for a distance of sixteen feet (16') to a point;

THENCE extending southwardly in a line parallel with Hazle Street for a distance of one hundred sixteen feet (116) to a point, the place of BEGINNING.

BEING the premises known and numbered as 403 Thirwell Avenue, Hazleton, PA 18201

Tax Parcel Number: 71-U8NW31-006-017

BEING the same premises which Marie Minnici a/k/a Marie Minnici, Attorney in fact for Mary R. Kender by Deed dated July 17, 2001 and recorded in the Official Records of Luzerne County on July 18, 2001 in Deed Book Volume 3001, Page 126225, as Instrument 5385217 granted and conveyed unto Anthony L. Mirachi and Jeanette Mirachi, husband and wife.

Anthony L. Mirachi departed this life May 28, 2021

Ian Yorke, Esq., Friedman Vartolo LLP, attorney for Plaintiff

Judgment Amount: \$70,721.86

Premise Being: 403 Thirwell Avenue, Hazleton, PA 18201

Seized and sold as the property of Jeanette E. Mirarchi A/K/A Jeanette Mirachi

Judgment Number 202308960 (U.S. Bank Trust National Association, as Trustee of LB-Dwelling Series V Trust v Jeanette E. Mirarchi A/K/A Jeanette Mirachi)

Dated: January 3, 2025

- Dana Marks, Esq. (205165)
- Ian Yorke, Esq. (334633)
- Timothy A. Cirino, Esq. (326340)
- Robert Crawley, Esq. (319712)
- Robert Flacco, Esq. (325024)
- Perry Russell, Esq. (334517)
- Danielle Johnson, Esq. (334703)

FRIEDMAN VARTOLO LLP

Attorneys for Plaintiff

1325 Franklin Avenue, Suite 160

Garden City, NY 11530

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PROPERTY ADDRESS: 403 THIRWELL AVE, HAZLETON, PA 18201

UPI / TAX PARCEL NUMBER: 71-U8NW31-006-017

Seized and taken into execution to be sold as the property of MIRARCHI, JEANETTE E A/K/A JEANETTE MIRACHI in suit of U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF LB-DWELLING SERIES V TRUST.

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

BRIAN M. SZUMSKI, Sheriff
LUZERNE COUNTY, Pennsylvania