

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 9388/2017

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-Tiki Series IV Trust
To Case number 201709388

SCHEDULE "A"

ALL the surface of all that certain piece or parcel of land situate in the City of Wilkes-Barre, County of Luzerne and Commonwealth of Pennsylvania, bounded and described as follow, to wit:

BEGINNING at a corner of Lot 23 and 24 on Oliver Street on a plot of Lots laid out by Calvin Parsons;

THENCE North 32 degrees 30 minutes Est, one hundred (100) feet to a corner on a ten (10) foot wide alley;

THENCE along said alley, North 57 degrees 30 minutes West. Twenty-five (25) feet to a corner;

THENCE 32 degrees 20 minutes East, one hundred (100) feet to a corner on said Oliver Street;

THENCE along said Oliver Street, South 57 degrees 30 minutes East, Twenty-five (25) feet to the place of beginning.

BEING one-half of Lot No. 24 adjoining Lot No. 23 on said Plot of Calvin Parsons.

BEING premises known and numbered as 40 Oliver Street, Wilkes Barre, PA 18705

Tax Parcel No. 73-H10NE1-018-015

BEING the same premises which Frank Rodano by Deed dated May 24, 2002 and recorded in the Official Records of Luzerne County on June 3, 2002 in Deed Book Volume 3002, Page 139069 conveyed unto Stephen J. Schott.

Dana Marks, Esq., Friedman Vartolo LLP, Attorney for Plaintiff

Judgment Amount: \$79,901.29

Premise Being: 40 Oliver Street, Wilkes Barre, PA 18705

Seized and sold as the property of Steve J. Schott a/k/a Stephen J. Schott. Judgment Number 201709388 (U.S. Bank trust National Association, as Trustee of LB-Tiki Series IV Trust v Stephen Schott).

Dated: January 7, 2025

_____/s/ Dana Marks

- Dana Marks, Esq. (205165)
- Timothy A. Cirino, Esq. (326340)
- Robert Flacco, Esq. (325024)

- Perry Russell, Esq. (334517)
- Ian Yorke, Esq. (334633)
- Danielle Johnson, Esq. (334703)

PROPERTY ADDRESS: 40 OLIVER ST, WILKES BARRE, PA 18705

UPI / TAX PARCEL NUMBER: 73-H10NE1-018-015

Seized and taken into execution to be sold as the property of SCHOTT, STEVE J AKA STEPHEN J SCHOTT in suit of U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF LB-TIKI SERIES IV TRUST.

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

BRIAN M. SZUMSKI, Sheriff
LUZERNE COUNTY, Pennsylvania