

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 3815/2023

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:

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 LB-IGLOO SERIES IV TRUST

To Case number 202303815

SCHEDULE "A"

ALL that certain piece, parcel, or lot of land situate in the Borough of Conyngham, County of Luzerne, and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point located on the dividing line of the land of Lester Miller and Evelyn Miller, his wife (formerly J.D. Getting Estate) and E.E. Miller Estate, and being further described as South fifty-seven degrees forty-five minutes West (S 57 45 W) for a distance of one hundred ninety-two (192) feet from the west curb line of Main Street;

THENCE (1) across the land of E. E. Miller Estate North thirty-two degrees thirty-eight minutes West (N 32-28 W) for a distance of seventy (70') feet to a point located on the dividing line of land of Roy Johnson (formerly George Gomber Estate) and E. E. Miller Estate;

THENCE (2) along the dividing line of land of said Roy Johnson and E. E. Miller Estate North fifty-seven degrees forty-five minutes East (N 57 45 E) for a distance of one hundred ninety-two (192') feet to a point located on the west curb line of Main Street;

THENCE (3) along the said west curb line of Main Street South thirty-two degrees thirty-eight minutes East (S 32 38 E) for a distance of seventy (70') to a point;

THENCE (4) along the land of Andrew Magill and Jane Magill, his wife (formerly J.D. Getting Estate) and land of Lester Miller and Evelyn Miller, his wife (formerly J. D. Getting Estate) South fifty-seven degrees forty-five minutes West (S 57 45 W) for a distance of one hundred ninety-two (192) feet to the point of place of BEGINNING.

BEING the same premises which Giles Phillips by Deed dated October 18, 2007 and recorded in the Official Records of Luzerne County on November 8, 2007 in Deed Book Volume 3007, Page 296827 granted and conveyed unto Kerry C. Willis and Kim E. Willis.

BEING Premises known and numbered as 216 Main Street, Conyngham, PA 18219

Tax Parcel Number: 08-S6S2-003-013

Perry Russell, Esq., Friedman Vartolo LLP, attorney for Plaintiff

Judgment Amount: \$303,640.04

Premise Being: 216 Main Street, Conyngham, PA 18219

Seized and sold as the property of Kerry C. Willis, Kim E. Willis

Judgment Number 202303815 (U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF LB-IGLOO SERIES IV TRUST v Kerry C. Willis)

Dated: February 25, 2025

/s/ Perry Russell _____

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

FRIEDMAN VARTOLO LLP

Attorneys for Plaintiff

PROPERTY ADDRESS: 216 MAIN ST, CONYNGHAM, PA 18219

UPI / TAX PARCEL NUMBER: 08-S6S2-003-013

Seized and taken into execution to be sold as the property of KERRY C WILLIS AND KIM E WILLIS 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