

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 10474/2024

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: Towd Point Mortgage Trust 2020-3, U.S. Bank National Association, as Indenture Trustee vs. David A. Dakin

To case number 202410474

ALL THAT CERTAIN piece or parcel of land situate in the Township of Butler, County of Luzerene and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin corner located on the property line of Ralph Woelfel- Frank Petrovich, said corner being located South 38 degrees 31' West, 95.82 feet, more or less, from a corner, said corner being the intersection of lands of Ralph Woelfel, Frank Petrovich, and Frank Rossi;

THENCE (1) South 38 degrees 53' East, 230.85 feet, more or less, to an iron pin corner located on the westerly side of Kennedy Road;

THENCE (2) along the west side of said road in a northeasterly direction on a curve with a radius of 725 feet, for a distance of 99 feet, more or less, to an iron pin corner;

THENCE (3) North 20 degrees 24' West, 257.70 feet, more or less, to an iron pin corner, said corner being located on the north line of Petrovich lands;

THENCE (4) South 68 degrees 54' West, 59.90 feet, more or less, to a corner;

THENCE (5) South 38 degrees 31' West, 95.82 feet, more or less, to the place of beginning.

CONTAINING 31,100 square feet, or 0.71 acres, more or less; and

BEING further described as Lot No. 28, Lot Plan- Frank Petrovich, East Triangle Park.

EXCEPTING & RESERVING 10 feet on the front of said lot contiguous to Kennedy Road and 10 feet in the rear for right-of-way of utility and drainage service.

THIS CONVEYANCE is made subject to the following restrictions:

(1) Premises hereby conveyed shall be used for residential purposes only and shall be improved only by 1 detached, single-family dwelling, not exceeding 2 1/2 stories in height; Pre fab, modular or mobile type homes, trailer, or trailer coaches shall not be place on any lot at any time for residential purposes without express written approval of grantors.

(2) Dwellings shall be set back not less than 60 feet from Kennedy Road and roads within the development and shall

be in line with neighboring dwellings.

(3) Individual water supply systems (wells) and individual sewage disposable system septic tanks of not less than 1,000 gallon capacity shall be located, constructed and equipped in accordance with requirements, standard and recommendations of Luzerne County and State and local public health authorities.

(4) Dwellings shall be erected in accordance with Luzerne County Subdivision regulations and zoning regulations and shall be of a type costing not less than \$20,000.

UNDER AND SUBJECT TO AND TOGETHER WITH all easements, agreements, restrictions, conditions and covenants as contained in prior deeds in the chain of title.

Parcel ID: 06-R7S8-002-011-000

Property Address: 50 Kennedy Drive, Drums, PA 18222

BEING the same premises which David G. Dubick, Executor of the Last Will and Testament of Agnes Dubick, deceased, by deed dated March 30, 2000 and recorded March 31, 2000 at Book 2710, Page 616 in the Office of the Recorder of Deeds of Luzerne County, PA, granted and conveyed unto David A. Dakin and Karensue Dakin, his wife, in fee. AND THE SAID Karensue Dakin passed away on or about May 27, 2019, thereby vesting title solely unto David A. Dakin as surviving spouse.

Title to said premises is vested in David G. Dubick, Executor of the last Will and Testament of Agnes Dubick, Deceased by Deed dated March 30, 2000 and recorded in the Luzerne County Recorder of Deeds Office on March 31, 2000 in Book 2710, Page 616, Instrument # 5316771.

50 Kennedy Drive, Drums, PA 18222

Being Luzerne County tax parcel number and pin number: 06-R7S8-002-011-000

Improvements thereon consist of: Residential Dwelling

Seized and taken in execution as the property of: Towd Point Mortgage Trust 2020-3, U.S. Bank National Association, as Indenture Trustee against David A. Dakin and will be sold by

Sheriff of Luzerne County

Attorney for Plaintiff

PROPERTY ADDRESS: 50 KENNEDY DR, DRUMS, PA 18222

UPI / TAX PARCEL NUMBER: 06-R7S8-002-011-000

**Seized and taken into execution to be sold as the property of DAVID A DAKIN in suit of TOWD POINT MORTGAGE TRUST 2020-3, U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE.**