

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 7593/2023

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, AUGUST 15, 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 202307593

SCHEDULE "A"

ALL THAT CERTAIN lot or piece of ground situate on the south side of Fourteenth Street at the intersection of said Fourteenth Street with Lafayette Court, in the City of Hazleton, County of Luzerne and Commonwealth of Pennsylvania, being the rear portion of Lot Number Five (5) of Square Eleven Hundred Thirty-three (1133), bounded and described as follows:

BEGINNING at a point at the southwest intersection of Fourteenth Street and Lafayette Court in the City of Hazleton and extending westwardly along the southerly side of Fourteenth Street, a distance of fifty (50) feet to a point;

THENCE at right angles in a southerly direction in a line parallel with the line of Locust Street, a distance of Thirty-two (32) feet to a point on the northern line of Lot Number Four (4);

THENCE eastwardly along the line of Lot Number Four (4) for a distance of fifty (50) feet to a point in the west side of Lafayette Court;

THENCE northwardly, a distance of thirty-two (32) feet to the point and place of BEGINNING.

BEING the rear portion of Lot Number Five (5), Square Eleven Hundred Thirty-three (1133).

BEING the same premises which James A. Engle and Monica M. Engle by Deed dated June 24, 1999 and recorded in the Official Records of Luzerne County on July 7, 1999 in Deed Book Volume 2684, Page 430, granted and conveyed unto James A. Engle and Monica M. Engle.

432 West 14th Street, Hazleton, PA 18201

Tax Parcel Number: 71-T8NW41-004-01A

Robert Flacco, Esq., Friedman Vartolo LLP, attorney for Plaintiff

Judgment Amount: \$79,881.44

Premise Being: 432 West 14th Street, Hazleton, PA 18201

Seized and sold as the property of James A. Engle Sr. A/K/A James A. Engle, Monica M. Engle

Judgment Number 202307593 (U.S. Bank Trust National Association, as Trustee of LB-Dwelling Series V Trust v James Allen Engle, Sr. A/K/A James A. Engle)

Dated: April 16, 2025

☐ Dana Marks, Esq. (205165)

□ Robert Flacco, Esq. (325024)

FRIEDMAN VARTOLO LLP

Attorneys for Plaintiff

PROPERTY ADDRESS: 432 WEST 14TH ST, HAZLETON, PA 18201

UPI / TAX PARCEL NUMBER: 71-T8NW41-004-01A

Seized and taken into execution to be sold as the property of ENGLE, JAMES ALLEN SR A/K/A JAMES A. ENGLE AND MONICA M ENGLE 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