

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 622/2017

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, FEBRUARY 06, 2026
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 US BANK TRUST NATIONAL ASSOCIATION AS LEGAL TITLE TRUSTEE FOR TRUMAN 2016 SC6 TITLE TRUST
To Case number 201700622

All that certain lot or piece of ground situate in Laurel Lakes Village, Rice Township, County of Luzerne, Commonwealth of Pennsylvania, bounded and described as follows:

Lot 908:

Beginning at a point on the easterly 60 foot right-of-way line of Deer Rack Drive, in the dividing line between Lots 907 and 908, as shown on a map hereinafter referred to:

Thence in an northeasterly direction along said dividing line between Lots 907 and 908, on a course of North 75 degrees 52 minutes 20 seconds east, a distance of 150.00 feet to a point in line of Lot 909;

Thence in a northwesterly direction along the dividing line between Lots 908 and 909, on a course of North 14 degrees 07 minutes 40 seconds West, a distance of 115.00 feet to a point on the southerly 60 foot wide right-of-way line of Fox Lane;

Thence in a southwesterly direction along said right-of-way line, on a course of South 75 degrees 52 minutes 20 seconds West, a distance of 110.00 feet to a point of curve;

Thence in a southwesterly direction along a curve to the left, having a radius of 40 feet, an arc distance of 62.83 feet, on a chord course of South 30 degrees 52 minutes 20 seconds West, a chord distance of 56.57 feet to a point on the easterly 60 foot wide right-of-way line of Deer Rack Drive;

Thence in a southeasterly direction along said right-of-way, on a course of South 14 degrees 07 minutes 40 seconds East, a distance of 75.00 feet to the place of beginning.

Being all of Lot 908, as shown on a map of Laurel Lakes Village, prepared by Callahan Engineer Associates, Inc., dated July 14, 1977, with revisions to March 5, 1979.

Tax ID: 53L8S11 012001000

BEING the same premises which Tracey A Zielinski, now by marriage, Tracey A. Bozek, a married woman, by Deed dated February 23, 2009 and recorded in the Official Records of Luzerne County on March 3, 2009 in Deed Book Volume 3009, Page 36307, granted and conveyed unto Tracey A. Bozek and Eric M. Bozek, her husband.

908 Deer Rack Drive, Mountain Top, PA 18707

Tax Parcel Number: L8S11 B12 L1

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

Judgment Amount: \$391,018.09

Premise Being: 908 Deer Rack Drive, Mountain Top, PA 18707

Seized and sold as the property of Eric M. Bozek, Tracey Bozek

Judgment Number 201700622 (US Bank Trust National Association As Legal Title Trustee For Truman 2016 SC6 Title Trust v Eric M. Bozek; Tracey Bozek)

Dated: April 16, 2025

☐ Dana Marks, Esq.
☐ Robert Flacco, Esq. (325024)
☐ Danielle Johnson, Esq. (334703)
FRIEDMAN VARTOLO LLP
Attorneys for Plaintiff

PROPERTY ADDRESS: 908 DEER RACK DR, MOUNTAIN TOP, PA 18707

UPI / TAX PARCEL NUMBER: 53L8S11 012001000

Seized and taken into execution to be sold as the property of TRACEY A BOZEK in suit of U.S. BANK TRUST NATIONAL ASSOCIATION AS LEGAL TITLE TRUSTEE FOR TRUMAN 2016 SC6 TITLE TRUST.

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

BRIAN M. SZUMSKI, Sheriff
LUZERNE COUNTY, Pennsylvania