

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 773/2025

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 01, 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, US Bank Trust National Association, Not In Its Individual Capacity But Solely As Owner Trustee For VRMTG Asset Trust

To Case Number: 202500773

ALL THAT CERTAIN lot, piece or parcel of land situate in Larksville Borough, County of Luzerne and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING on the Southerly side of Pheasant Drive and the Westerly side of Pace Street, South 43 degrees 45 minutes West, three hundred eighty-three and fifty one-hundredths (383.50) feet to the diving line of Lots No. 23 and 22; thence, along said dividing line and along property of now or formerly of John and Eleanor Payer South 46 degrees 15 minutes East, one hundred thirty-eight (138.0) feet; thence, along rear of Lot No. 22, South 43 degrees 45 minutes West, eighty-nine (89.0) feet to the diving line of Lot No. 21; thence, along same line North 46 degrees 15 minutes West, one hundred thirty-eight (138.0) feet to the Southerly side of Pheasant Drive; thence, along Pheasant Drive North 43 degrees 45 minutes East, eighty-nine (89.0) feet to the point of the BEGINNING.

BEING all of Lot No. 22 in Larkmount Manor.

CONTAINING 12,282 square feet of 2.28 acres.

BEING THE SAME PREMISES which The Estate of Diane Swartwood by Deed dated October 13, 2015 and recorded on October 27, 2015, in the Luzerne County Recorder of Deeds Office at Deed Book Volume 3015 at Page 198245, as Instrument No. 201553756, granted and conveyed unto Michelle Swartwood.

Property being known as 109 East Pheasant Drive, Larksville, PA 18704

Being Luzerne County Parcel Identification Number 38G9S4A 013009000

Improvements thereon consist of a Residential Dwelling

Seized and taken in execution as the property of Michelle Swartwood

PROPERTY ADDRESS: 109 EAST PHEASANT DRIVE, LARKSVILLE, PA 18704

UPI / TAX PARCEL NUMBER: 38G9S4A 013009000

Seized and taken into execution to be sold as the property of MICHELLE SWARTWOOD in suit of US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST.

Attorney for the Plaintiff:
HLADIK ONORATO & FEDERMAN
NORTH WALES, PA 215-855-9521

BRIAN M. SZUMSKI, Sheriff
LUZERNE COUNTY, Pennsylvania