

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 11950/2024

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:

**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 a Writ of Execution issued by Plaintiff; U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for REO Trust 2017-RPL1

To case number 2024-11950

ALL THE SURFACE OF ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATE IN THE CITY OF NANTICOKE, COUNTY OF LUZERNE, AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:-

BEGINNING AT A POINT ON THE WESTERLY SIDE OF FIRST STREET, SAID CORNER BEING COMMON TO LOTS NOS. 2081 AND 2082;

THENCE ALONG A LINE BETWEEN SAID LOTS, SOUTH 72° 19' WEST, 163.98 FEET TO LANDS OF THE M. A. HANNA COMPANY;

THENCE ALONG THE LANDS OF THE M. A. HANNA COMPANY SOUTH 16° 27' EAST, 39.42 FEET;

THENCE THROUGH LOT NO. 2082, NORTH 73° 28' EAST, 162.8 FEET TO FIRST STREET;

THENCE ALONG THE SIDE OF FIRST STREET, NORTH 47° 12' WEST, 39.50 FEET TO A CORNER;

THENCE STILL ALONG SAID FIRST STREET, NORTH 13° 04' WEST, 3.87 FEET TO THE PLACE OF BEGINNING.

BEING PART OF LOT NO. 2082 OF THE HONEY POT PLOT OF LOTS OF SUSOUEHANNA COLLIERIES COMPANY RECORDED IN MAP BOOK 3, PAGE 212.

BEING THE SAME PREMISES CONVEYED TO VINCENT R. BOHINSKI, MALE GRANTOR HEREIN, BY DEED OF MICHAEL SKONETSKI, ET UX, DATED JUNE 21, 1965 AND RECORDED IN DEED BOOK VOLUME 1569, PAGE 561.

NOTE: THE ABOVE REFERENCED LEGAL HAS BEEN CONSIDERED FROM DEED RECORDED IN BOOK 1731, PAGE 200.

PIN 42-4-87-3

PARCEL #: 42-J7NW1-013-006-000

BEING Known As: 125 Honeypot Street, Nanticoke, PA 18634

Seized and taken in execution as the property of: Vincent R. Bohinski

PROPERTY ADDRESS: 125 HONEYPOT ST, NANTICOKE, PA 18634

UPI / TAX PARCEL NUMBER: 42-J7NW1-013-006-000

Seized and taken into execution to be sold as the property of VINCENT R BOHINSKI in suit of U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR REO TRUST 2017-RPL1.

Attorney for the Plaintiff:
ROMANO GARUBO & ARGENTIERI
WOODBURY, NJ 856-384-1515

BRIAN M. SZUMSKI, Sheriff
LUZERNE COUNTY, Pennsylvania