SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 5505/2018

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 05, 2027
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 National Association as Legal Title Trustee For Truman 2016 SC6 Title Trust
To Case number 201805505

SCHEDULE ”A”

ALL that certain piece or parcel of land situated in the Borough of Laurel Run, County of Luzerne and State of Pennsylvania, bounded and described as follows:

BEGINNING at a point on the northerly side of a thirty (30) foot wide right of way centered along an existing dirt road, said point being on the dividing line between Lot 2A of the Besancon Subdivision Plot of Lots, Phase II, hereinafter mentioned, and lands now or formerly of Harry Robert Faulkner as recorded in Luzerne County Deed Book 2114, page 590.

THENCE along said Faulkner Lands North 53 degrees 27' 10" West 579.03 feet to a point on the southerly line of lands now or formerly of Robert H. and Janet Marie Miller.

THENCE along said Miller lands North 59 degrees 33° 07" East 332.85 feet to a point on the dividing line between Lots 2A and 1 of said Plot.

THENCE along said dividing line south 53 degrees 27’ 10” East 578.69 feet to a point on the aforesaid right of way. Said plot also being on the dividing line between Lots 2A and 2 of said plot.

THENCE along said right of way, the same also being along the aforesaid Lot 2, by the following four (4) described lines;
1. South 44 degrees 54’ 18" west 81.80 feet to a point.
2. South 57 degrees 23' 03" west 95.65 feet to a point.
3. South 63 degrees 10’30" West 57.62 feet to a point.
4, South 70 degrees 24' 45" west 102.32 feet to a point, the place of beginning.

Containing a total area of 4.195 acres of land

Also granting unto the grantees herein, their heirs and assigns the use of a thirty (30) foot wide access, right of way as described in Luzerne County Deed Book 2114, page 590 and continuing through Lot 2 of the Besancon Subdivision, Phase II.

BEING a portion of Lot 2 of the Besancom Subdivision as recorded in Luzerne County Map Book 60 page 31 on May 22, 1991.

Also being all of Lot 2A of the Besancom Subdivision Plot of Lots, Phase II, and more particularly shown on Map D-522 Rev. (2) a copy of which is recorded in Luzerne County Map Book as surveyed by Gerald R Fisher, Professional Land surveyor of Wilkes-Barre, Pennsylvania.

BEING a part of the premises conveyed to John E. Besancon by Hollenback Coal and Land Company by deed dated November 20, 1967 and recorded in Luzerne County Deed Book 1629 at page 337. The said John E. Besancon died September 27, 1991, his estate being No. 1651 of 1991 in the Register of Wills office of Luzerne county, and his son, Glen Curtis Besancon, was appointed Executor of this estate.

Subject to the same conditions, covenants, exceptions and reservations as are contained in prior deeds in the line of title.

BEING the same premises which Glen Curtis Besancon, Executor of the Estate of John E. Besancon, by Deed dated November 26, 1994 and recorded in the Official Records of Luzerne County on December 2, 1994 in Deed Book Volume 2512, Page 514, granted and conveyed unto John D. Mosley and Jacqueline Mosley.

(c) CountySuite Sheriff, Teleosoft, Inc.

560 Quarry Road, Laurel Run, PA 18706
Tax Parcel Number: 39-I10-00A
Robert Flacco, Esq., Friedman Vartolo LLP, Attorney for Plaintiff

Judgment Amount: $236,557.69
Premise Being: 560 Quarry Road, Laurel Run, PA 18706
Seized and sold as the property of JOHN D. MOSLEY; JACQUELINE MOSLEY,
Judgment Number 201805505 (US Bank National Association as Legal Title Trustee For Truman 2016 SC6 Title Trust v JOHN D. MOSLEY; JACQUELINE MOSLEY)

Date: October 22, 2025
FRIEDMAN VARTOLO LLP
Attorneys for Plaintiff

Robert Flacco, Esq. (325024)

PROPERTY ADDRESS: 560 QUARRY RD, LAUREL RUN, PA 18706

UPI / TAX PARCEL NUMBER: 39-I10-00A

Seized and taken into execution to be sold as the property of JOHN D. MOSLEY AND JACQUELINE MOSLEY in suit of US BANK NATIONAL ASSOCIATION AS LEGAL TITLE TRUSTEE FOR TRUMAN 2016 SC6 TITLE TRUST.

(c) CountySuite Sheriff, Teleosoft, Inc.