

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 9442/2025

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:

**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.

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By virtue of writ of execution issued by plaintiff: U.S. Bank National Association, as Trustee for the Structured Asset Securities Corporation Mortgage Pass-Through Certificates, Series 2005-NC1 vs. Jacob Paul Hizny  
To case number 202509442

ALL that certain lot, piece or parcel of land situate, lying and being in the Borough of West Wyoming, County of Luzerne and State of Pennsylvania, bounded and described as follows to wit:

BEGINNING at a corner on the northerly side of Brady Street in line of a fourteen (14) foot alley, said place of beginning also being the southwesterly corner of Lot No. 44 as shown on plot of lots hereinafter referred to;

THENCE by line of said Brady Street, North 30 degrees 36 minutes West, Thirty-seven and five tenths (37.5) feet to a point in lands about to be conveyed to Norman Zaleppa, et ux;

THENCE through Lot No. 44, North 59 degrees 29 minutes East, one hundred forty (140) feet to a corner of another fourteen (14) foot alley;

THENCE South 30 degrees 36 minutes East, thirty-seven and five tenths (37.5) feet to a corner in line of a fourteen (14) foot alley;

THENCE by line of said alley, South 57 degrees 47 minutes West, one hundred forty (140) feet to the place of beginning.

TOGETHER with and subject to all easements, conditions, reservations, restrictions and exceptions as are contained in chain of title.

BEING part of Lot No. 44 as shown on map showing re-plot of Wolf's Den Land & Improvement Company, property of the Vest Wyoming Land & Improvement Company, West Wyoming Borough, said map recorded in Map Book 3 page 110.

BEING the same premises conveyed to Jacob Paul Hizny and Meghan A. Hizny, his wife, by Deed of Jacob Paul Hizny and Meghan A. Hizny, his wife, dated March 12, 1992 and recorded in Luzerne County Deed Book 2530, Page 910.

Parcel ID: 66-E10SE1-002-15A-000

Being also known as 69 West Brady Street a/k/a 69 Brady Street, West Wyoming, PA 186444.

Title to said premises is vested in Jacob Paul Hizny and Meghan A. Hizny, his wife by Deed dated March 12, 1992 and recorded in the Luzerne County Recorder of Deeds Office on June 22, 1995 in Book 2530, Page 910, Instrument # 5075172.

Property being known as: 69 West Brady Street a/k/a 69 Brady Street, West Wyoming, PA 18644

Being Luzerne County tax parcel number and pin number: 66-E10SE1-002-15A-000

Improvements thereon consist of: Residential Dwelling

Seized and taken in execution as the property of: U.S. Bank National Association, as Trustee for the Structured Asset Securities Corporation Mortgage Pass-Through Certificates, Series 2005-NC1 against Jacob Paul Hizny and will be sold by

/s/ Joseph LoCastro, Esq.  
Attorney for Plaintiff

PROPERTY ADDRESS: 69 WEST BRADY ST, AKA 69 BRADY ST, WEST WYOMING, PA 18644

UPI / TAX PARCEL NUMBER: 66-E10SE1-002-15A-000

Seized and taken into execution to be sold as the property of JACOB PAUL HIZNY in suit of U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE STRUCTURED ASSET SECURITIES CORPORATION MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-NC1.

Attorney for the Plaintiff:  
LOGS LEGAL GROUP LLC  
WAYNE, PA 610-278-6800

**EUGENE GURNARI, Interim Sheriff**  
LUZERNE COUNTY, Pennsylvania