

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 12055/2025

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, DECEMBER 04, 2026
AT 12:00 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, U.S. Bank Trust Company, National Association, As Trustee, As Successor-in-Interest to U.S. Bank National Association, as Trustee for the Holders of the Mortgage-Backed Pass-Through Certificates, Series 2001-11

To Case Number: 2025-12055

ALL the surface right of soil of that certain lot, piece or parcel, land, situate, lying, and being in the City of Pittstown County Luzerne and Commonwealth of Pennsylvania bounded and described as follows, to wit:

BEGINNING at a stake corner in the Southerly line of Maple Street, said place of beginning also being the Northwesternly corner of a parcel of surface conveyed by George Bone, Sr. et ux to Florence A. Minechelli by deed dated April 17, 1965; thence South four degrees twenty-three minutes West (S. 4° 23' West) along the Westerly line of surface so conveyed to Florence A. Minechelli, a distance of one hundred (100) feet to the Southwesterly corner thereof, marked by a stake, said corner also being in the Northerly or rear line of a parcel of surface conveyed by George Bone, Sr., et ux to Chester Sobuia, et ux as the same is recorded in Luzerne County Recorder's Office in Deed Book 1505 at Page 177; thence North eighty-five degrees thirty-seven minutes West (N. 85° 37' W.) along the Northerly line of surface so conveyed to Chester Sobuia et ux and along the Northerly line of a parcel of a parcel of surface conveyed by George Bone, Sr., et ux to Albert Forlenza, et ux as the same is recorded in aforesaid Recorder's Office in Deed Book No. 1504 at Page 831, a distance of one hundred seventeen and fifty-one one hundredths (117.51) feet, more or less, to the Easterly line of a parcel of surface conveyed by Pennsylvania Coal Company to the Springbrook Water Supply Company (now Pennsylvania Gas and Water Company) by deed dated August 24, 1809 recorded in the aforementioned Recorder's Office in Deed Book 309 at Page 357; thence North four degrees seven minutes East (N. 4 ° 7" E) along the Easterly line of surface so conveyed to the Springbrook Water Supply Company, a distance of one hundred (100) feet, more or less, in its intersection with the Southerly line of Maple Street aforementioned; thence South eighty-five degrees thirty-seven minutes East (S. 85° 37' E.) along said line of Maple Street, a distance of one hundred seventeen and ninety-eight one hundredths (117.98) feet to the place of beginning. Containing an area of eleven seven hundred seventy-five (11.775) square feet, more or less.

BEING THE SAME PREMISES which George Bone, Jr. and Shirley Bone, his wife by Deed dated May 6, 1968 and recorded on February 11, 1969, in the Luzerne County Recorder of Deeds Office at Deed Book Volume 1660 at Page 408, granted and conveyed unto Alfred Gubitose and Patricia R. Gubitose. The said Alfred Gubitose departed this life on January 16, 2022. By operation of Law, title vests solely in Patricia R. Gubitose.

Property being known as 94 Maple Lane, Pittston, PA 18640

Being Luzerne County Parcel Identification Number 72-D11SE3-04A-05B-000

Improvements thereon consist of a Residential Dwelling

Seized and taken in execution as the property of Patricia R. Gubitose

PROPERTY ADDRESS: 94 MAPLE LANE, PITTSTON, PA 18640

UPI / TAX PARCEL NUMBER: 72-D11SE3-04A-05B-000

Seized and taken into execution to be sold as the property of PATRICIA R GUBITOSE in suit of U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR-IN-INTEREST TO U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE HOLDERS OF THE MORTGAGE-BACKED PASS-THROUGH CERTIFICATES, SERIES 2001-11.

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

GENESIS C. ARIAS, Sheriff
LUZERNE COUNTY, Pennsylvania