

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 9242/2022

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 a Writ of Execution issued by Plaintiff U.S. Bank Trust National Association, Not In Its Individual Capacity But Solely As Owner Trustee for VRMTG Asset Trust

To case number 2022-09242

ALL THE SURFACE of all that lot land situate in the 1st Ward of the City of Wilkes-Barre Luzerne County, Pennsylvania, Being the southerly half of Lot No. 46 on the Miner, Kulp and Chase Map of North Wilkes-Barre) recorded in the Office of the Recorder of Deeds in and for Luzerne County in Deed Book 164, at Page 1) being twenty-five (25) Feet in front or width on North Franklin Street and one hundred fifty (150) feet in depth.

CONTAINING 3,750 square feet of surface , with the privilege of using ten (10) feet in front of the line of said lot on the street for fence yard, piazza, balcony, bay window or cellarway, but not to occupy any part of said ten (10) feet with a building.

TITLE TO SAID PREMISES IS VESTED IN Rafael N. Perez, a married man, by Deed from Frank H Javorka and Mary L. Javorka, his wife, dated 11/10/2009 and recorded on 11/12/2009, by the Luzerne County Recorder of Deeds Office, in Book 3009 Page 226546, and as instrument No 5894205..

Property being known as: 639 N. Franklin Street, Wilkes-Barre, PA 18702

Being Luzerne County tax parcel number and pin number: Parcel ID: 73-H10NW2-027-015-000  
PIN NO.: 73-1-203-3

Improvements thereon consist of: Residential

Seized and taken in execution as the property of Rafael N. Perez

PROPERTY ADDRESS: 639 N FRANKLIN ST, WILKES BARRE, PA 18702

UPI / TAX PARCEL NUMBER: 73-H10NW2-027-015-000

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

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Attorney for the Plaintiff:  
PARKER MCCAY PA  
MOUNT LAUREL, NJ 856-810-5815

**BRIAN M. SZUMSKI, Sheriff**  
LUZERNE COUNTY, Pennsylvania