

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 14102/2019

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, JUNE 14, 2024
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:

201914102

ALL THAT CERTAIN piece, parcel or lot of land Situate in the City of Hazleton, County of Luzerne and Commonwealth of Pennsylvania being part of Lot No. Six (6) in Square No. Thirty- one (31) on the plot or plan of the Diamond Addition to said City, further bounded and described as follows, to wit:

BEGINNING at a point, said point being one hundred twenty (120) feet West of the Southwesterly corner of the intersection of James and Fourth Streets; thence extending Westwardly along the South side of James Street for a distance of eighty (80) feet to an alley; thence extending Southwardly along the East side of said alley for a distance thirty-two (32) feet to a point; thence Eastwardly and parallel to James Street for a distance of eighty (80) feet to a point; thence Northwardly a distance of thirty-(30) feet to the place of beginning.

IMPROVED WITH a residential structure and other improvements as erected thereon.

BEING THE SAME Premises which Rosalie Veraldi Starr, Executrix of the Last Will and Testament and Estate of Salvador L. Veraldi, deceased, by Indenture dated May 9, 1996 and recorded in Deed Book 2562, Page 630 on May 13, 1996 in the Office for the Recorder of Deeds, in and for the County of Luzerne, granted and conveyed unto Rosalie Veraldi Starr, in fee.

BEING THE SAME Premises which Rosalie Veraldi Starr and Lori A. Starr and Karen Strarr, by Deed dated 08/31/2006 and recorded 09/07/2006 in the Office of the Recorder of Deeds in and for the County of Luzerne, in Deed Book 3006 and Page 244549, granted and conveyed unto Andres Perez.

Title to said premises is vested in Andres Perez

Property being known as: 620 W 4th Street, Hazleton, PA 18201

Being Luzerne County Tax Parcel Number and Pin Number: 71-T8SW11-010-002-000

Improvements thereon consist of: Residential Dwelling

Seized and taken in execution as the Property of:

ANDRES PEREZ

PROPERTY ADDRESS: 620 WEST 4TH ST, HAZLETON, PA 18201

UPI / TAX PARCEL NUMBER: 71-T8SW11-010-002-000

Seized and taken into execution to be sold as the property of ANDRES PEREZ in suit of U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, FOR RESIDENTAL ASSET SECURITIES CORPORATION, HOME EQUITY MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-EMX9.

Attorney for the Plaintiff:
BROCK & SCOTT PLLC
KING OF PRUSSIA, PA 844-856-6646

BRIAN M. SZUMSKI, Sheriff
LUZERNE COUNTY, Pennsylvania