

# 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:

**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: U.S. Bank National Association, as Trustee, for Residential Asset Securities Corporation, Home Equity Mortgage Asset-Backed Pass-Through Certificates, Series 2006-Emx9

To: NO. 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 of 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.

TITLE TO SAID PREMISES VESTED IN ANDREZ PEREZ, by Deed from ROSALIE VERALDI STARR AND LORI A. STARR AND KAREN STARR, Dated 08/31/2006, Recorded 09/07/2006, in Book 3006, Page 244549.

PROPERTY BEING KNOWN AS            620 West 4th Street  
Hazleton, PA 18201-4124

Being PIN number 71-T8SW11-010-002-000 and plate number 71-11-57-5

Improvement thereon consist of: RESIDENTIAL

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 RESIDENTIAL ASSET SECURITIES CORPORATION, HOME EQUITY MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-EMX9.

---

Attorney for the Plaintiff:  
BROCK & SCOTT, PLLC  
JENKINTOWN, PA 844-856-6646

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